

FIRST FLOOR OFFICES, 230 HUTTON ROAD, SHENFIELD, BRENTWOOD, CM15 8PA

TO LET - FIRST FLOOR OFFICE ACCOMMODATION

413 sq.ft (38.37 m²)



Location

The premises are situated on the north side of Hutton Road directly opposite Shenfield Station with direct links to Liverpool Street, London (within 24 minutes). Nearby retailers include Tesco Express, Subway, Costa Coffee and Co-Op.

Accommodation

The premises comprise of modern office space forming the first floor of a two storey building which has a retail unit on the ground floor and further offices above at second floor. The property benefits from double glazed windows, a door entry system and air conditioning. A communal kitchenette is situated on the second floor and wc's on the first which are shared between the two floors. Two allocated parking spaces are located to the rear of the premises. The premises measure the following on a net internal area:

First Floor Office	413 sq.ft (38.37 m ²)
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Terms

The premises will be available from February 2019 on a new lease for a term to be agreed to be contracted outside the provisions of the Landlord and Tenant Act of 1954 governing security of tenure.

Rent

£12,500 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

£1,250 for the year of 2018

Rates

Rateable Value	£8100
UBR (2018/2019)	48p
Rates Payable	£3880

This property qualifies for Small Business Rates Relief. Prospective Tenants are advised to contact Brentwood Borough Council for clarification of their business rates payable

Energy Performance Asset Rating

D 76-100 ← **93** This is how energy efficient this building is

Legal Costs

Each party to bear their own.

VAT

VAT is not applicable to this property.

Viewing & Further Information

Strictly by prior arrangement with Sole Agents Mass & Co

Contact;

Zaman Sheikh
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or

Mark Mannering
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50 metres

Experian Goad Plan Created: 12/11/2018
Created By: Mass and Co

