

FERNWOOD HOUSE, THE HILLWAY, MOUNTNESSING, BRENTWOOD, ESSEX, CM15 0UE

TO LET - REFURBISHED QUALITY OFFICE ACCOMMODATION

1,250 sq.ft (116.13 m²)



Location

The property is located off The Hillway, a private road which lies off Roman Road, Mountnessing (B1002). Mountnessing is a village situated in the borough of Brentwood and lies between Brentwood and Ingatestone. The town centres and their respective main line stations (London's Liverpool Street) are within 3-4 miles of the property. Chelmsford is within 10 miles. Access to the A12 is within a short distance which provides access to the M25 (J28) to the west.

Accommodation

Fernwood House is a two storey office building which has undergone recent extensive refurbishment and now provides quality accommodation in a rural setting with ample parking. The property forms part of the first floor and has shared staff facilities with the adjoining suite. There is parking available for up to 5/6 cars.

Suite A - First Floor 1,250 sq.ft (116.13 m²)

Terms

The space is to be offered on new lease terms for a period to be agreed. The lease is to be contracted outside the Landlord and Tenant Act provisions governing security of tenure.

Rent

£25,000 per year exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

A service charge is payable for the maintenance and upkeep of the common areas. This is based upon £3.50 per sq ft per year.

Rates

Rates Payable	For 2019/2020 the approximate annual rates payable will be based upon £7.31 per sq ft
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Energy Performance Asset Rating

C 51-75

55 This is how energy efficient this building is

Legal Costs

Each part to bear their own legal costs

VAT

Value added tax is applicable to the rent and service charge.

Viewing & Further Information

Contact joint sole letting agent Mass & Co;

Mark Mannering - mark.mannering@massandco.com