

HUNTER HOUSE, 150 HUTTON ROAD, SHENFIELD, ESSEX, CM15 8NL

TO LET - SECOND FLOOR OFFICE SUITE
660 sq.ft (61.32 m²)



Location

Hunter House is situated on Hutton Road (A129), being easily accessible to public transport with Shenfield Station a short walk to the East, offering a direct service to Liverpool Street in approximately 23 minutes. Hutton Road boasts many High Street names including Costa Coffee and Tesco Express. The A12 thoroughfare can be reached in under 5 minutes, providing access to the M25 at J28.

Accommodation

Hunter House is a three storey multi tenanted office building with ground floor retail. The available suite is situated to the rear of the second floor. There are communal WC's that serve the building.

Second Floor Office	660 sq.ft (61.32 m ²)
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Terms

The accommodation is to be offered on new effectively full repairing and insuring lease on terms to be agreed.

Rent

£15,500 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

A service charge for the upkeep and maintenance of the common areas is applicable. The current annual charge is approx. £600 including vat.

Rates

Rateable Value	£7,100
UBR (2020/2021)	£0.499
Rates Payable	£3,543

The premises qualifies for Small Business rates Relief. Prospective tenants are advised to check with Brentwood Borough Council as to their business rates liabilities.

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs.

VAT

Value added tax is not applicable

Viewing & Further Information

Contact letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com