

105 HIGH STREET, BRENTWOOD, ESSEX, CM14 4RR

TO LET - SERVICED OFFICE SUITE - LAST SUITE REMAINING

190 sq.ft (17.65 m²)



Location

The premises are situated on the southern side of Brentwood High Street between its junctions with Crown Street and King's Road. The office is located above the Saint Francis Hospice shop. Retailers in close proximity include O'Neills, , Sugar Hut and Nando's.

The premises is approximately 0.5 miles from Brentwood mainline train station which is approximately a 10 minute walk. Brentwood station benefits from direct links to London Liverpool St. The M25 (J28) & A12 are approx. 10 minutes drive away.

Brentwood has a number of pay & display car parks in the vicinity where season tickets are available.

Accommodation

The accommodation comprises a first floor office suite with communal kitchen and toilets.

1st Floor Office	190 sq.ft (17.65 m ²)
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Terms

The suite is available by way of a new short lease or license agreement for a term to be agreed. Rents are to include electricity, building insurance and service charge covering the maintenance and upkeep of the common parts. All other utilities and charges are excluded.

Rent

£5,000 per annum plus vat. Rent is payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	£3,045
UBR 2021-2022	£0.499
Rates Payable	£1519

The property qualifies for Small Business Rates Relief. Propsective tenants are advised to contact Brentwood Borough Council for verification of the business rates liabilities

Energy Performance Asset Rating

D 76-100 ◀ **91** This is how energy efficient this building is

Legal Costs

Each party to bear their own

VAT

Value added tax is applicable.

Viewing & Further Information

Contact sole letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com