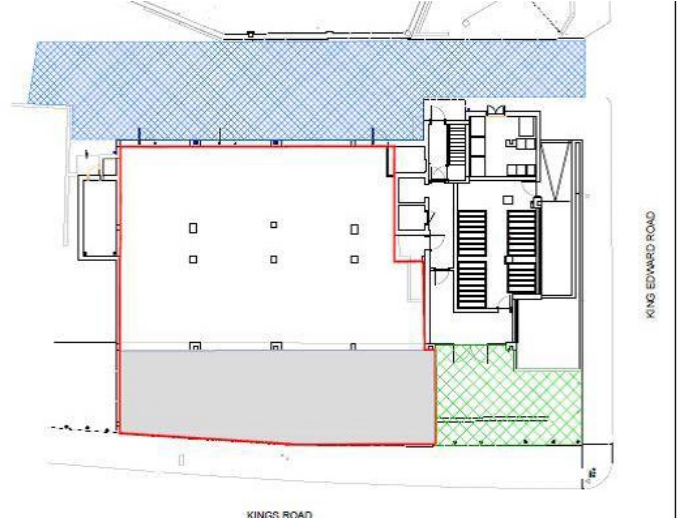


EWING HOUSE, 130 KINGS ROAD, BRENTWOOD, ESSEX, CM14 4EQ

GROUND FLOOR RETAIL/COMMERCIAL UNIT (MAY SPLIT) - CLOSE TO STATION
2,775 sq.ft (257.81 m²)



Location

Ewing House is situated on the west side of Kings Road at its junction with King Edward Road and a short distance from Brentwood Rail Station. Brentwood High Street is to the north of the property within 10 minutes walk.

Brentwood is an affluent commuter town with a population of approx. 80,000. Its rail service, which is part of the eastern section of Crossrail, connects to London's Liverpool Street in approx. 37 minutes. The line is also part Great Eastern Main Line also serving the East of England.

The M25 (J28) and A12 are approx. 10-12 minutes drive away (2.5 miles) and the A127 approx. 5 miles drive away

Accommodation

The property forms part of Ewing House, a former office building which has recently been converted to provide 60 new residential apartments on the upper floors and refurbished commercial space(s) on the ground floor. The accommodation is offered as a whole but can be split into two smaller units of 1,256 sqft and 1,455 sqft . The unit will be offered as a shell specification leaving the prospective tenant to fit out as desired, subject to landlord's approval.

Ground Floor	2,775 sq.ft (257.81 m ²)
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Terms

A new effectively full repairing and insuring lease for a term to be agreed.

Rent

Upon application. The rent is 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 may be applicable.

Planning

The premises fall with Class E of the General Use Classes Order (amended 2020) allowing the property to be used for a variety of retail and commercial uses subject to landlord's consent.

Rates

Rateable Value	To be assessed.
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Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs.

VAT

Value added tax will be charged on the rental

Viewing & Further Information

Contact Mass & Co:

Mark Mannering - mark.mannering@massandco.com