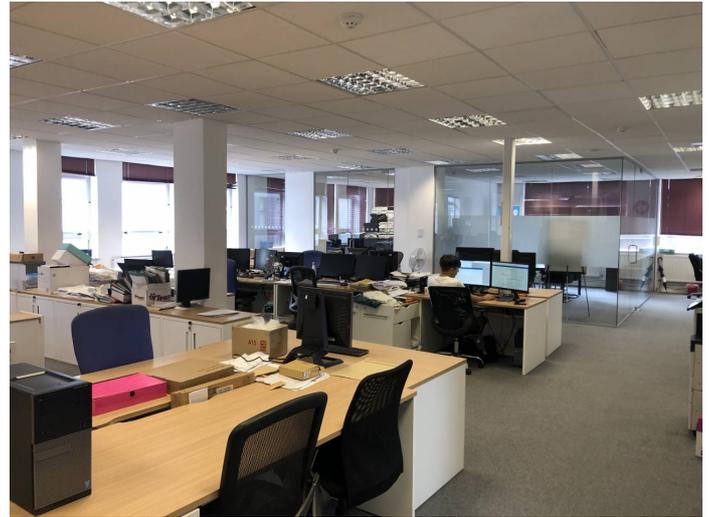


2ND FLOOR, ROMY HOUSE, 163-167 KINGS ROAD, BRENTWOOD, ESSEX, CM14 4EG

TO LET - OFFICE ACCOMMODATION

3,098 sq.ft - 6,241 sq.ft (287.81 m² - 579.81 m²)



Location

Romy House is situated off Kings Road close to its junction with St James Road .

Brentwood Station (opposite and within a minute's walk) provides journeys into London's Liverpool Street and is part of Crossrail.

Brentwood High Street is under 10 minutes walk away and the A12 at its junction with the M25 is under 10 minutes drive.

Accommodation

Romy House is a four storey office building sitting above a bar restaurant on the ground floor and adjoins the Premier Inn hotel . The property comprises the first and second floors which each offer mainly open plan office accommodation. Each floor includes a kitchen area, server room and stores. There are communal wc's across each floor of the main building and 3 allocated parking spaces per floor.

First Floor	3,098 sq.ft (287.81 m ²)
Second Floor	3,143 sq.ft (291.99 m ²)
Combined	6,241 sq.ft (579.81 m ²)

The floors can be leased separately or combined.

Terms

The accommodation is to be offered as on new effectively full repairing and insuring lease(s) for a term to be agreed

Rent

£21 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 to cover the maintenance and upkeep of the common parts is applicable. The current service charge is £2,300 + VAT per quarter per floor. In addition there is a sinking fund charge to cover majors repairs to the building which is based on a cost of 5% of the annual rental.

Rates

Rateable Value - First Floor	£45,000
Rateable Value - Second Floor	£40,250

Prospective tenants are advised to check thier business rates liabilities with Brentwood Borough Council

Energy Performance Asset Rating

E 101-125 ← **121** This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is applicable to the rent and other outgoings in respect of the property

Viewing & Further Information

Contact sole leasing agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com