

**FIRST FLOOR OFFICES, 228 HUTTON ROAD, SHENFIELD, CM15 8PA**

**TO LET - FIRST FLOOR OFFICE ACCOMMODATION**  
413 sq.ft ( 38.37 m<sup>2</sup> )



**Location**

The premises are situated on the north side of Hutton Road directly opposite Shenfield Station with direct links to Liverpool Street, London (within 24 minutes). Nearby retailers include Tesco Express, Subway, Costa Coffee and Co-Op.

**Accommodation**

The premises comprise of modern office space forming the first floor of a two storey building which has a retail unit on the ground floor and further offices above at second floor level. The property benefits from double glazed windows, a door entry system and air conditioning. A communal kitchenette is situated on the second floor and wc's on the first, which are shared between the two floors. Two allocated parking spaces are located to the rear of the premises.

<b>First Floor</b>	413 sq.ft ( 38.37 m <sup>2</sup> )
The area has been measured on a net internal basis.	

**Terms**

The existing lease, which expires in May 2024, is available by way of either assignment or by way of sub-leases of between 1 - 2 years.

A new 5 year lease may be available, subject to Landlord's agreement.

**Rent**

£11,500 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 of approx. £2,000 per year is payable for the common areas and includes water , electric and building insurance.

**Rates**

<b>Rateable Value</b>	£8189.00
<b>UBR (2021/2022)</b>	£0.499
<b>Rates Payable</b>	£4086.00

This property qualifies for Small Business Rates Relief. Prospective Tenants are advised to contact Brentwood Borough Council for clarification of their business rates payable

**Energy Performance Asset Rating**

<b>D 76-100</b>	<b>93</b> This is how energy efficient this building is.
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**Legal Costs**

Each party to bear their own.

**VAT**

Value Added Tax is not applicable to this property.

**Viewing & Further Information**

Contact Mass & Co:

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50 metres



Experian Goad Plan Created: 07/11/2018  
Created By: Mass and Co

