

LOWER GROUND FLOOR, KINGS HOUSE, 101-135 KINGS ROAD, BRENTWOOD, CM14 4DR

TO LET - OFFICE SUITE

2,858 sq.ft (265.52 m²)



Location

Brentwood is one of the established office locations in the north eastern sector of the M25. The town benefits from excellent communications, with Junctions 28 and 29 of the M25 Motorway within 2 and 3 miles respectively from the subject property. In addition, the A12 passes through Brentwood providing direct access to Central London. The nearby mainline railway station provides services to London Liverpool Street Station every 10 minutes with a journey time of approximately 30 minutes. In addition, Brentwood will be one of the main stations in the Crossrail Scheme linking Heathrow Airport in the west to Shenfield in the east.

Kings House occupies a prominent position fronting Kings Road at its junction with Queens Road. Kings Road in turn links to the A1023 (London Road) providing direct access to the M25 (Junction 28).

Accommodation

Kings House comprises a self-contained multi tenanted office building constructed in 1988. The available accommodation comprises part of the lower ground and benefits from various partitioned offices and meeting room, kitchen, air conditioning, wc's & 9 parking spaces.

Lower Ground Floor 2,858 sq.ft (265.52 m²)

Terms

The property is available by way of a lease assignment. The current lease expires in December 2023.

Rent

£61,900 per annum exclusive of service charge, insurance, utilities and business rates payable in advance on the usual quarter days.

Service Charge

A service charge is applicable, charged at £14,000 per annum plus VAT.

Planning

The property falls within Class E (Offices).

Rates

Rateable Value	£39,750
Annual Rates Payable	£19,853

Energy Performance Asset Rating

D 76-100 **96** This is how energy efficient this building is.

Legal Costs

Each party to bear their own.

VAT

Value Added Tax will be applicable to the rent and service charge.

Viewing & Further Information

Contact sole leasing Agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com