

**FIRST FLOOR OFFICES, 76 HIGH STREET, BRENTWOOD, CM14 4AN**

**OFFICES TO LET**

1,003 sq.ft ( 93.18 m<sup>2</sup> )



**Location**

The premises are situated at first floor level above Oxfam which lies mid-way along Brentwood High Street (A1203) on the corner of its junction with Crown Street. Brentwood Station is within 5-10 minutes walk from the property and Junction 28 of the M25 and the A12 are approx.1.7 miles' drive away.

**Accommodation**

The area forms first floor office accommodation which has been refurbished. The property benefits from a separate meeting room, W.Cs and an open plan kitchen area. Furthermore the premises includes 2 designated parking spaces.

<b>First Floor NIA</b>	1,003 sq.ft ( 93.18 m <sup>2</sup> )
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**Terms**

The premises are offered by way of a new Full Repairing and Insuring Lease for a term to be agreed.

**Rent**

£20,000 Per annum exclusive, payable on the usual Quarter Days and exclusive of all other outgoings.



**Service Charge**

A service charge may be applicable in respect of this property. Further details on request.

**Rates**

<b>Rateable Value</b>	£12,500
<b>UBR (2021/2022)</b>	49.9p
<b>Rates Payable</b>	£6,238

**Energy Performance Asset Rating**

**E 101-125** **108** This is how energy efficient this building is

**Legal Costs**

Each party to bear their own legal costs.

**VAT**

All rents and prices stated are subject to Value Added Tax.

**Viewing & Further Information**

Strictly by prior arrangement with Mass & Co

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