

THE GRANARY, 4-6 CRESCENT ROAD, BRENTWOOD, ESSEX, CM14 5JR

FOR SALE FREEHOLD OR TO LET - OFFICE ACCOMMODATION WITH RE-DEVELOPMENT POTENTIAL (SUBJECT TO PLANNING)

5,645 sq.ft (524.44 m²)



Location

The property lies off Crescent Road and also has a frontage to Warley Hill being only a short walk from Brentwood Station (London Liverpool Street - 35 mins). The M25 (J28) and A12 interchange are within 10 minutes drive. Brentwood High Street is within 10 minutes walk and local shopping facilities surround the immediate area.

Accommodation

The property comprises a former granary mill which has been converted and refurbished into modern, largely open plan office accommodation (with some partitioned rooms) situated over ground, first and second floors together with private parking for 8-10 vehicles.

Amenities include:

- * Passenger Lift*
- * Gas Central Heating*
- * Male & female WCs*

Ground Floor	1,940 sq.ft (180.23 m ²)
First Floor	1,740 sq.ft (161.65 m ²)
Second Floor	1,965 sq.ft (182.55 m ²)
Total	5,645 sq.ft (524.44 m ²)

Terms

The property is to be offered freehold with vacant possession or on new lease terms to be agreed for a minimum of 5 years.

Rent

Upon application

Price

Offers in the region of £1,500,000 Subject to Contract

Planning

The premises were previously used as offices and are classified as Class E under the Use Classes Order (amended 2020) allowing for a range of potential uses. The property has potential for conversion into residential use or a mixed residential and commercial use, subject to planning.

Rates

The premises is currently rated in two parts. Prospective occupiers are advised to contact Brentwood Borough Council regarding their business rates liabilities

Rateable Value (Ground & First Floor) £53,000

Rateable Value (Second Floor) £29,500

Energy Performance Asset Rating

C 51-75 **70** This is how energy efficient this building is.

Legal Costs

Each party to bear their own legal costs

VAT

The property is elected for VAT

Viewing & Further Information

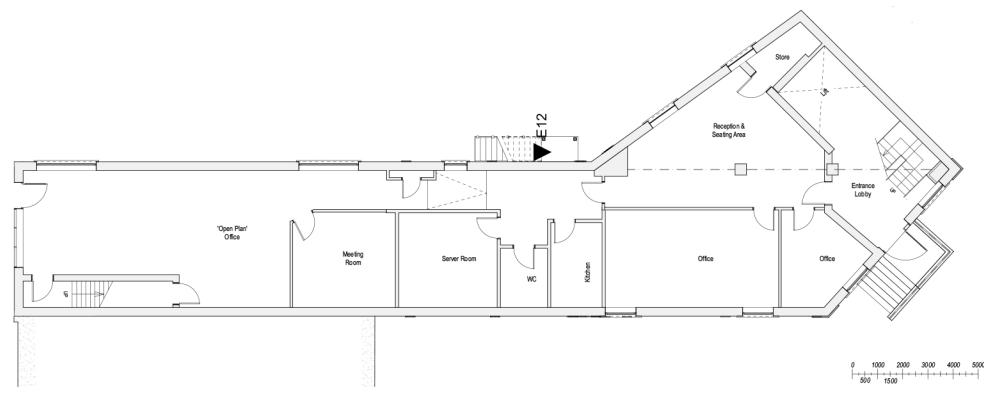
Contact joint sole letting agents Mass & Co;

Mark Mannering - mark.mannering@massandco.com

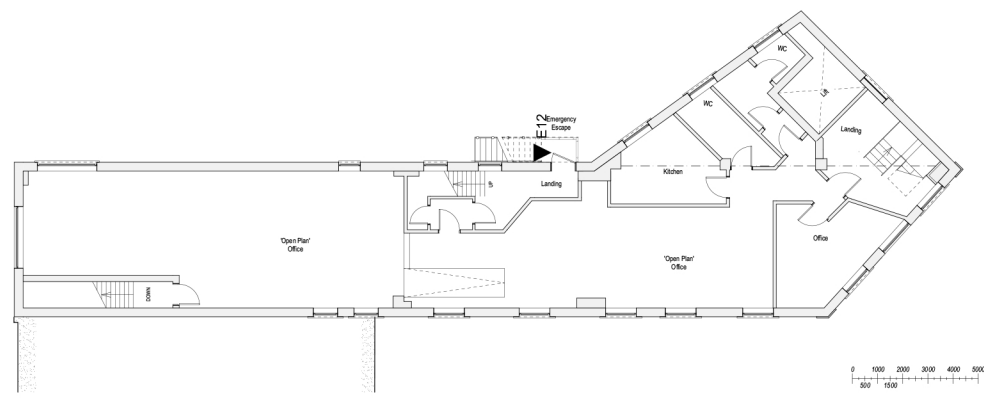
Figured dimensions to be followed, do not scale off this drawing.
 Existing layouts are based upon a measured survey of the property which has previously been undertaken, this is for the purposes of spatial layout and conceptual designs to support Planning submissions.
 Any required dimensions and levels to be checked on site by third parties, Contractors and site dimensions to be their own responsibility.
 Drawing errors and omissions to be reported to the Designer as necessary.
 All structural elements associated with the scheme, existing and proposed are to be identified and assessed.
 This drawing is to be read in conjunction with all relevant constraints and/or specialist contractors' drawings and documents. Any variations or discrepancies are to be reported to the Designer before works commence.
 This drawing is to be used for the purpose of Planning Approval only.

Amendments

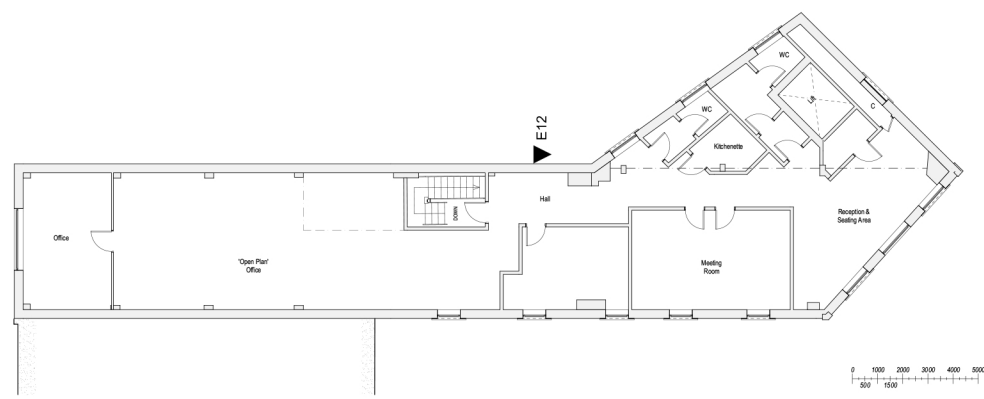
REV A-Location plan scale adjusted to LP requirements -06.08.18



Existing GF Layout
 Scale: 1:100



Existing FF Layout
 Scale: 1:100



Existing SF Layout
 Scale: 1:100



Location Plan
 Scale: 1:1000



Site Location: 21-25 Warkley Hill
 Warkley
 Brentwood, CM14 5HR

Job Title: Conversion of building to apartments

Client: M A Bon

Drawing Name: EXISTING LAYOUTS

PLANNING

Drawn by: AL Date: 13.06.18
 Checked by: BW Date: 16.06.18

Drawing Scale: 1:100 At A1 Size

Layout ID: 17-040-PL-01A Status: Revision