

MERRYMEADE HOUSE, MERRYMEADE CHASE, BRENTWOOD, ESSEX, CM15 9FE

TO LET - OFFICE/COMMERCIAL SPACE

654 sq.ft (60.76 m²)



Location

Merrymeade House is situated a short distance to the north of Brentwood Town Centre, and is approached via a narrow road (Merrymeade Chase) from Sawyers Hall Lane. The location is semi-rural in nature, with meadow and woodlands to the north and Brentwood Cricket Club to the south. Brentwood town centre and High Street is within 10 minutes walk.

Accommodation

The accommodation forms part of the first floor of Merrymeade House, a Grade II listed period property built originally as a country house in 1912.

The accommodation comprises three main rooms two of which are interconnecting. Three are communal WC's on the first floor including kitchen and parking within the buildings grounds.

Robert Horne-Payne Room	187 sq.ft (17.37 m ²)
Dressing Room B	86 sq.ft (7.99 m ²)
The Robert Montgomery & Horne-Payne Room	381 sq.ft (35.40 m ²)
Total	654 sq.ft (60.76 m ²)

Terms

The three rooms are to be let on new lease terms to be agreed. A rent deposit of 3 months rent (minimum) will be required.

Rent

£13,500 per annum inclusive of service charge, rates, utilities, and building insurance. Rent is payable quarterly in advance on the usual quarter days.

Planning

The property falls within Class E and such uses as offices, meeting rooms, consulting rooms etc will be considered.

Rates

Rates Payable	Included in rent
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Energy Performance Asset Rating

E 101-125	110 This is how energy efficient this building is
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Legal Costs

Each party to bear their own. However the Landlord's abortive legal costs will be paid by the Tenant should they abort following instruction of solicitors.

VAT

Value added tax is not applicable

Viewing & Further Information

Contact Mass & Co:

Mark Mannering - mark.mannering@massandco.com

Viewings strictly by prior appointment only