

R/O 16 WARLEY HILL, BRENTWOOD, ESSEX, CM14 5HA

TO LET - TWO STOREY COMMERCIAL UNIT

1,374 sq.ft (127.65 m²)



Location

The Property is situated in Great Eastern Road at its junction with Warley Hill. Access is off Great Eastern Road. The property is within a few minutes walk of Brentwood Station and Brentwood High Street is within 5 - 10 minutes walk away.

Brentwood is an affluent commuter town within the north eastern sector of the M25. It is located approximately 24miles northeast of central London and 12 miles southwest of Chelmsford. It benefits from good communications with Junction 28 and Junction 29 of the M25 within 2 and 3 miles respectively from the Property. In addition the A12 passes through Brentwood providing direct access to central London.

Accommodation

The Property comprises a two storey commercial unit . Access is at ground floor level off Great Eastern Road via a small driveway which accommodates parking for one vehicle. The property has the following floor areas measured on a gross internal basis:

Ground Floor	687 sq.ft (63.82 m ²)
First Floor	687 sq.ft (63.82 m ²)
Total	1,374 sq.ft (127.65 m ²)

Terms

The property is offered on new lease terms to be agreed. A rent deposit will be required which will be between 3-6 month subject to status.

Rent

£15,000 per annum exclusive of business rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	£7,000
UBR (2024/2025)	£0.499
Rates Payable	£3,493

The property qualifies the property for Small Business Rates Relief. Prospective tenants are advised to clarify thier business rates liabilities with Brentwood Borough Council

Energy Performance Asset Rating

C 51-75 71 This is how energy efficient this building is

Legal Costs

Each party to bear thier own legal costs

VAT

Value added tax is not applicable to the rental.

Viewing & Further Information

Contact Mass & Co:

Graham Green - graham@massandco.com or 01277 201300