

01277 201300

Mass & Co Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

GROUND FLOOR, SWAN HOUSE, 9 QUEENS ROAD, BRENTWOOD, ESSEX, CM14 4HE

TO LET - GROUND FLOOR OFFICE/CLASS E ACCOMMODATION 320 sq.ft - 944 sq.ft (29.73 m² - 87.70 m²)



Location

Swan House is situated off Queens Road close to its junction with Kings Road. Brentwood benefits from excellent public transport links. Brentwood mainline station (Elizabeth Line - accessing Liverpool Street in 40 minutes) is within a 5 minute walk as is Brentwood High Street.

The A12 at its junction with the M25 (J28) is 2 miles away and within 10 minutes' drive. The A127 Southend Arterial Road at its junction with the M25 (J29) is 4 miles away and within 15 minutes' drive.

Accommodation

The property comprises a mixture of 5 office suites and a kitchen plus staff facilities forming the ground floor of Swan House. The accommodation can be taken as a whole or split. The whole of the space is allocated 4 parking spaces to the front of the building.

Ground Floor (Left side)	320 sq.ft (29.73 m ²)
Ground Floor (Right side)	624 sq.ft (57.97 m ²)
Ground Floor whole	944 sq.ft (87.70 m ²)

Terms

The accommodation is to be offered on new 3 years leases to be held outside the Landlord & Tenant Act provisions governing security of tenure. A rent deposit of 3 months rent is required.

Rent

Upon application. Inclusive of service charge, building insurance, water & electric but exclusive of business rates and telephone/internet. Rent is payable monthly in advance .



Planning & Use

The property is to be used for the purposes of offices or other uses falling within Use Class E, subject to landlord's approval

Rates

Rateable Value	£16,000
UBR (2023/2024)	£0.499
Rates Payable	£7,984

Interested parties are advised to check their business rates obligations with Brentwood Borough Council

Energy Performance Asset Rating

-	92	This is how energ efficient this building is

Legal Costs

Each party to bear their own legal costs

VAT

D 76-100

VAT is not chargeable on the rent.

Viewing & Further Information

Contact Mass & Co:

Mark Mannering - mark.mannering@massandco.com

& Co Ltd for themselves and also as Agents for the seller(s)/lessee(s) of this prop

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