

## 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 m<sup>2</sup> - 87.70 m<sup>2</sup> )



#### 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.

<b>Ground Floor (Left side)</b>	320 sq.ft ( 29.73 m <sup>2</sup> )
<b>Ground Floor ( Right side)</b>	624 sq.ft ( 57.97 m <sup>2</sup> )
<b>Ground Floor whole</b>	944 sq.ft ( 87.70 m <sup>2</sup> )

#### 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

<b>Rateable Value</b>	£16,000
<b>UBR (2023/2024)</b>	£0.499
<b>Rates Payable</b>	£7,984
Interested parties are advised to check their business rates obligations with Brentwood Borough Council	

#### Energy Performance Asset Rating

<b>D 76-100</b>	<b>92</b> This is how energy efficient this building is.
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#### Legal Costs

Each party to bear their own legal costs

#### VAT

VAT is not chargeable on the rent.

#### Viewing & Further Information

Contact Mass & Co:

Mark Mannering - [mark.mannering@massandco.com](mailto:mark.mannering@massandco.com)