

**SWAN HOUSE, 9 QUEENS ROAD, BRENTWOOD, ESSEX, CM14 4HE**

**GROUND & OR FIRST FLOOR OFFICE ACCOMMODATION WITH PARKING - CLOSE TO STATION & TOWN CENTRE**

160 sq.ft - 1,196 sq.ft ( 14.86 m<sup>2</sup> - 111.11 m<sup>2</sup> )



**Location**

Swan House is situated on 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 accommodation comprises a range of office suites from approx. 150 sqft up to 1196 sqft which can be taken separately or combined. Parking is available depending on the size of space taken

**Terms**

The accommodation is to be offered on new 2 years leases to be held outside the Landlord & Tenant Act provisions governing security of tenure.

**Rent**

Upon application. Rent is charged per calendar month to be paid monthly in advance by standing order. Rent is inclusive of utilities, insurance and service charge.

**Planning & Use**

Offices or uses falling within Class E which would be appropriate for any office building.

**Rates**

<b>Rateable Value</b>	To be re-assessed.
The suites will qualify for Small Business Rates Relief.	

**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**

Value added tax is not applicable.

**Viewing & Further Information**

Contact Mass & Co:

Graham Green - graham@massandco.com or 01277 201300