

01277 201300

Mass & Co

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

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17 ONGAR ROAD, BRENTWOOD, ESSEX, CM15 9AU

TO LET - GROUND FLOOR CLASS E UNIT

591 sq.ft (54.91 m²)



Location

The property occupies a prominent central Brentwood position located at the beginning of Ongar Road directly facing William Hunter Way and a short work from Wilsons Corner at the north end of Brentwood High Street.

Nearby major retailers include Sainsbury's, Marks and Spencer's, Wenzel's, Boots Pharmacy, Giggling Squid, NatWest as well as a range of independent retailers, cafes, bars and restaurants.

Accommodation

The property is currently presented as a modern and newly refurbished Estate Agency office along with fitted kitchen/ WC and Air conditioning facilities, there is ample car parking to to the rear (not officially allocated) The unit could easily be adapted to other Class E business premises.

Terms

The property is to be offered on new lease terms to be agreed. A rent deposit of 3 months will be required subject to status.

Rent

£21,500 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Service Charge

A service charge may be applicable in respect of this property. Further details on request.

Planning & Use

Class E

Rates

Rateable Value	19500
UBR (2023/2024)	0.499
Rates Payable	9730.50

Energy Performance Asset Rating

A

121	This is how energy efficient this building is	

Legal Costs

Each party to bear their own legal costs

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

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 i. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract
- ii. no person in the employment of Mass & Co has any authority to make or give representation or warranty whatever in relation to this property.
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