

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 walk 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 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

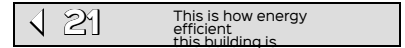
Class E

Rates

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

Energy Performance Asset Rating

A



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