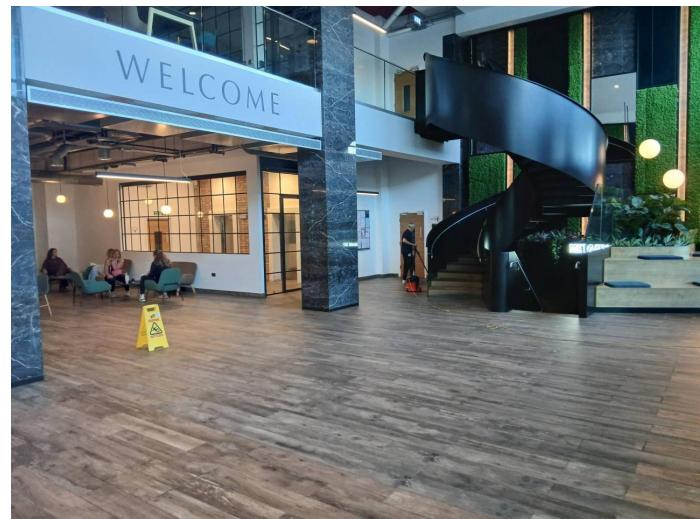


Warley HQ, EAGLE WAY, BRENTWOOD, CM13 3BW

TO LET - STORAGE WHAREHOUSE

4,562 sq.ft (423.82 m²)



Location

Occupying a highly desirable and accessible location at lower ground level within the Warley HQ building. A newly built residential development and housing village, located within easy reach of Brentwood town centre and train station (Elizabeth Line) The property is within a short drive of Shenfield and Brentwood and the A12 and M25 is within 10 minutes drive.

Accommodation

The property comprises of a large warehouse / storage facilities with secure and convenient loading bays with 24 hour access.

Terms

The property is to be offered on new occupation licence with terms to be agreed, A rent deposit of 3-6 months will be required subject to status.

Rent

£25,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Planning & Use

Storage use

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs.

VAT

Value added tax is applicable to the rent.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

Mass & Co for themselves and also as Agents for the seller(s)/lessee(s) of this property give notice that:

- 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.
- iii. applicants who make offers which are subsequently accepted by the seller(s)/lessee(s) will be subjected to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are conditional to the transaction.