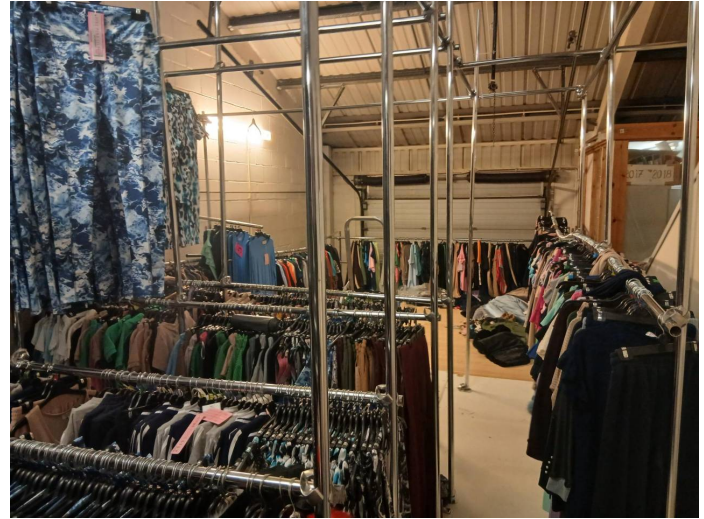


UNIT 7, KINGS EIGHT, ST JAMES ROAD, BRENTWOOD, ESSEX, CM14 4LF

TO LET - BUSINESS UNIT INCORPORATING OFFICES & STORES
2,185 sq.ft (202.99 m²)



Location

Kings Eight is a terrace of modern business units located adjacent to Brentwood Rail Station car park. Access to Kings Eight is via St. James Road which lies off Kings Road (B186). The station is with 2 minutes' walk.

Brentwood is an affluent commuter town with its High Street a short walk north of the property and the A12 & M25 (J28) being within 10 minutes' drive.

Accommodation

Configured over ground and first floors providing a mix of office and storage accommodation. At ground floor level the space consists of various stores and rear emergency access, kitchen facilities and 2x WC's. The first floor is arranged with various storage rooms consisting of two main areas mezzanine floor and private office benefiting from natural light. There is a floor to ceiling loading door to the front of the property which provides access to the stores. Externally there are spaces allocated to the property to park 4 vehicles two directly outside the unit and two further spaces in the parking area to the north end of the terrace.

Terms

The property is available by way of a new lease agreement on terms to be agreed.

Rent

£33,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Service Charge

A Service Charge £125 pcm is applicable with the new lease of the property.

Planning & Use

Class E

Rates

Rateable Value	13,000
UBR (2023/2024)	
Rates Payable	0.499

Energy Performance Asset Rating

D 76-100 ← **98** This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs

Viewing & Further Information

Strictly by prior arrangement with Mass & Co