

## 18 TALLON ROAD, HUTTON INDUSTRIAL ESTATE, BRENTWOOD, ESSEX, CM13 1TJ

### TO LET - DETACHED BUILDING CAR SHOWROOM & WORKSHOP

11,500 sq.ft ( 1068.38 m<sup>2</sup> )



#### Location

Situated on the popular Hutton Industrial Estate, a vibrant and well-established business district which is known for its good transport links, situated just off Wash Road, providing quick access to the A12 and connecting easily to the M25 (J28). Nearby amenities are available in Shenfield and Brentwood, with fast rail services to London from Shenfield (Greater Anglia and Elizabeth Line). Neighbouring occupiers include Buildbase, ATS Euromaster, Alpine Windows & Doors, Toolrite, HSS Hire, ToolStation and Porsche.

#### Accommodation

A prominent detached building configured of two stories with a single story midsection, floor to ceiling roller-shutters, fully fitted car workshop including hydraulic ramp extending to the first floor rear mezzanine offering further showroom space to the front of the building offering access to a large public display showroom space, 2 x w/c and meeting room, front and back stairwells to first floor mezzanine levels. This provides a further car showroom area and offices with kitchen and breakout room facilities, The building measures approx 11,500 sq ft ( gross internal ) with substantial on-site parking, full LED lighting system and fitted CCTV security system.

Front two storey building/Showroom/Offices

Mid part single/two storey Factory

Rear first floor Workshop/Offices/Staff areas

All totalling 11,500 sq.ft.

Front and side parking

#### Terms

New Lease on terms to be agreed.

#### Rent

£135,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

#### Planning & Use

Industrial, storage, retail showroom or car repairs although interested parties must make their own enquiries in respect of their proposed use.

#### Rates

Rateable Value	75500
UBR (2023/2024)	0.499
Rates Payable	37425

#### Legal Costs

Each party to bear their own legal costs.

#### VAT

The building is elected for Value Added Tax and will be 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.
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