

FOR SALE/ TO LET

PROMINENT OFFICE BUILDING TOTALLING 7,943 SQFT (738 SQM)



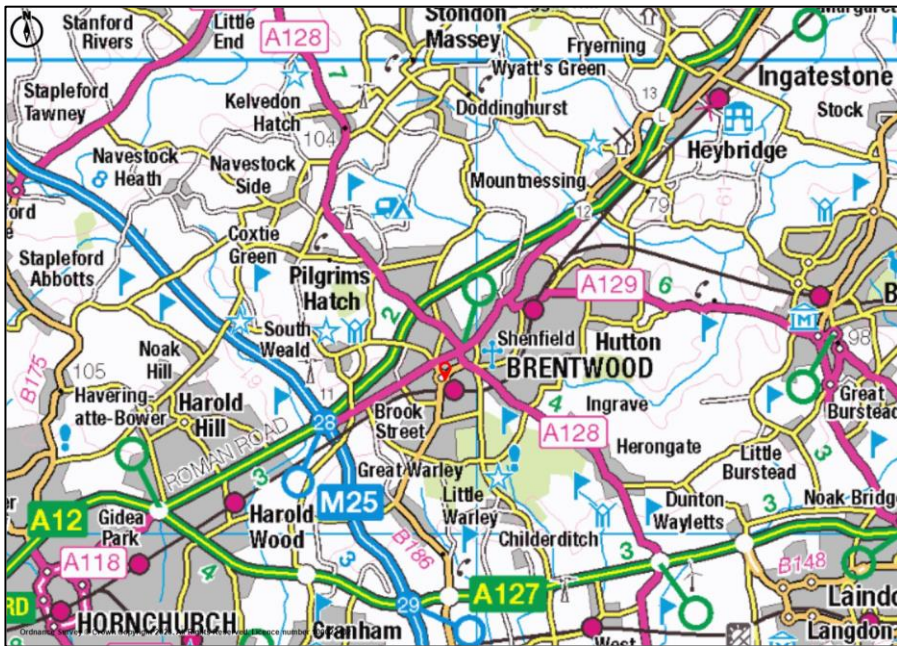
MCLAREN HOUSE, 100-102 KINGS ROAD, BRENTWOOD, ESSEX, CM14 4EA

LOCATION

The property is prominently situated in Kings Road, Brentwood on its corner junction with Gresham Road, a short walk from Brentwood Rail Station and a few minutes' walk from Brentwood High Street.

Major employers in the town include Ford Motor Company, BT Group Plc, Taylor Wimpey, Countryside Properties, LV Insurance and Sky.

The High Street has many national retailers including Sainsbury's, Marks & Spencer, Boots, Wilko and Superdrug.



Brentwood is an affluent commuter town approx. 30 miles east of central London and has a population of some 80,000 inhabitants.

The Station serves the Great Eastern Main Line and is now part of the new Elizabeth Line.

The M25 (J28) and A12 are within 5 minutes' drive and the A127 within 15 minutes' drive.

DESCRIPTION

The property comprises a modern, three storey office building built in 2000 currently serving a single occupancy.

The accommodation is a mix of open plan and partitioned offices and meeting rooms, and there are WCs on the ground and 1st floors. Each floor has a kitchen. There is a gated under-croft car park and an external level parking area which, together provides parking for approx. 15 cars. There is an additional WC and shower beneath the rear of the ground floor.



ACCOMODATION

The approximate net internal floor areas are:

Ground Floor	2,777 sqft	258 sqm
First Floor	2,831 sqft	2263 sqm
2nd Floor	2,335 sqft	217 sqm
Total	7,943 sqft	738 sqm

TERMS

Freehold - The entire building is available freehold with vacant possession.

Price upon application.

Leasehold - A new full repairing lease will be offered for a term to be agreed.

Commencing rental - £220,000 per annum exclusive.

The property is offered as a whole, but may be let in part, either the ground floor or 1st and 2nd floors combined.

VAT

The property is elected for Value Added Tax and therefore VAT is applicable to the sale price and rental.

Energy Performance Certificate

The property has an EPC rate of B - 37

RATEABLE VALUE

The whole property has a current rateable value of £148,000.

LEGAL COSTS

Each party to bear their own legal costs.

FURTHER INFORMATION

Contact joint sole agents:

Mass & Co - Mark Mannering Tel: 01277 201300

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Savills – Mike Storrs Tel: 01245 293228

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