

## TOWN HALL, INGRAVE ROAD, BRENTWOOD, ESSEX, CM14 9PJ

### TOWN CENTRE OFFICE ACCOMMODATION

1,410 sq.ft ( 130.99 m<sup>2</sup> )



#### Location

Brentwood Town Hall is located on Ingrave Road a short distance from the High Street and approx. 10 minutes' walk from Brentwood station which provides services to London Liverpool Street. (35 mins). In due course Brentwood will be a Crossrail Station. The town benefits from excellent road communications being located just off the A12 at J28 of the M25, providing easy access to Central London, Stansted Airport and eastern England

#### Accommodation

Brentwood Town Hall has been extensively refurbished to a high standard and provides a mixture of office and residential accommodation. Brentwood Borough Council and Brentwood Police are within the building as well as other local service providers. The accommodation benefits from;

- \* Air-Conditioning
- \* Raised access floors
- \* Communal WC's and staff facilities
- \* Car Parking ( by separate arrangement)

<b>Ground Floor - Suite 3a</b>	Under offer
<b>Ground Floor - Suite 3</b>	Under offer
<b>First Floor - Suite 9</b>	1,410 sq.ft ( 130.99 m <sup>2</sup> )

#### Terms

The suites are to be offered on new lease terms to be agreed.

#### Rent

£25 per sqft per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance.



#### Service Charge

A service charge is payable which covers the cost of the maintenance and upkeep of the communal areas.

#### Planning & Use

The premises are to be used for Offices falling within Use Class E (g)(i)

#### Rates

<b>Rateable Value</b>	Suite 9 - £26,250
<b>UBR</b>	£0.499
<b>Rates payable</b>	Suite 9 - £13,099

#### Energy Performance Asset Rating

<b>B 26-50</b>	<b>34</b> This is how energy efficient this building is
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#### Legal Costs

Each party to bear their own legal costs.

#### VAT

Value added tax is applicable to the rent and service charge

#### Viewing & Further Information

Contact Mass & Co :

[post@massandco.com](mailto:post@massandco.com)