

2A INGRAVE ROAD, BRENTWOOD, ESSEX, CM15 8AT

TO LET SHORT TERM - 2ND FLOOR OFFICE SUITE

1,987 sq.ft (184.60 m²)



Location

The premises are located on the 2nd floor of a three storey retail and office parade on the corner of Ingrave Road and its junction with Brentwood's High Street. Within the immediate vicinity are Bairstow Eves, Nationwide. The Halifax and a Wetherspoons PH as well as a number of other restaurants and eateries, salons and boutiques

Brentwood station is with 10minutes walk and the M25 (J29) and the A12 are within 10 minutes drive.

Accommodation

The accommodation comprises a mainly open plan office including a kitchen, storage room and WC's

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Terms

The property is offered on a short term lease expiring no later than June 2023 and will be held outside the Security of Tenure Provisions of the Landlord & Tenant Act.

Rent

£35,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

A service charge is applicable.

Rates

Rateable Value	£32,000
UBR (2023/2024)	£0.499
Rates Payable	£15,968
Prospective tenants are advised to contact Brentwood Borough Council for confirmation of their business rates liabilities	

Energy Performance Asset Rating

F 126-150 **145** This is how energy efficient this building is

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 sole leasing agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com