

1st & 2nd FLOORS, 226 HUTTON ROAD, SHENFIELD, BRENTWOOD, ESSEX, CM15 8PA

TO LET - HIGH STREET OFFICE PREMISES + 2 PARKING SPACES

702 sq.ft (65.22 m²)



Location

Shenfield is an affluent suburb situated two miles north-west of Brentwood. The property lies on the north side of Hutton Road (A129) and is within 1 mile of the A12 trunk road and 4 miles of the M25 motorway.

The premises stand in the prime retailing area of Shenfield in which are represented a range of national and local retailers, bars and cafes. 226 stands directly opposite the station entrance and pedestrian crossing and trains to Liverpool Station take approximately 23 minutes. The station forms part of the eastern end of the Elizabeth Line now claimed to be the busiest line in the UK.

Accommodation

First and second floor office accommodation with WCs, air conditioning and two allocated car parking spaces externally to the rear. Access to the offices is via a first floor entrance to the rear of the property. Approximate areas are as follows:

First Floor	390 sq.ft (36.23 m ²)
Second Floor	312 sq.ft (28.99 m ²)
Total	702 sq.ft (65.22 m ²)

Terms

The property is to be offered on a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£16,500 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 may be applicable in respect of this property. Further details on request.

Planning & Use

The property falls within Use Class E. Alternative uses to office including clinics, health & beauty etc will be considered

Rates

Rateable Value	£13,750
UBR (2023/2024)	£0.499
Rates Payable	£6,861

Energy Performance Asset Rating

B 26-50 ← **49** This is how energy efficient this building is

Legal Costs

Each party to bear their own legal costs

VAT

All rents and prices stated are subject to Value Added Tax.

Viewing & Further Information

Contact leasing agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com