

KINGS HOUSE, 101 - 135 KINGS ROAD, BRENTWOOD, ESSEX, CM14 4DR

TO LET - TOWN CENTRE OFFICE ACCOMMODATION

2,700 sq.ft - 6,800 sq.ft (250.84 m² - 631.74 m²)



Location

The premises are situated off Kings Road, Brentwood close to the station and High Street. The town benefits from excellent communications, with Junctions 28 and 29 of the M25 Motorway being within 2 and 3 miles respectively from the property. In addition, the A12 passes Brentwood providing direct access to Central London. The nearby mainline rail station (Elizabeth Line) provides services to London Liverpool Street station with a journey time of approximately 30 minutes and beyond to Central and West London.

Accommodation

The accommodation comprises part of the ground floor space and part Lower Ground floor at Kings House, a three storey multi let modern office building. The building offers communal staff facilities and there are is allocated parking.

Ground Floor	4,100 sq.ft (380.90 m ²)
Lower Ground Floor	2,700 sq.ft (250.84 m ²)
Total	6,800 sq.ft (631.74 m ²)

Terms

Offered on new lease terms to be agreed.

Rent

Payable quarterly in advance on the usual quarter days. Rent is exclusive of service charge, rates, utilities, building insurance and VAT.

Service Charge

A service charge is applicable for the maintenance and upkeep of the common areas to the building. Further details on request.

Planning & Use

Offices falling within Class E

Rates

Rateable Value	To be assessed
UBR (2024/2025)	To be advised
Rates Payable	To be advised

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear thier own legal costs.

VAT

Value added tax is applicable to the rent and service charge.

Viewing & Further Information

Contact Mass & Co:

Graham Green - graham@massandco.com or 01277 201300