

OFFICE 4, SYSTEMS HOUSE HORNDON BUSINESS PARK, STATION ROAD, BRENTWOOD, WEST HORNDON, ESSEX, CM13 3XL

TO LET OFFICE SUITE

1,076 sq.ft (99.96 m²)



Location

The premises are situated in a purpose built office block adjacent to Horndon Industrial Estate off Station Road. Junction 29 of the M25 is situated 4.5 miles to the west via the A127. West Horndon mainline station is located a short walk from the estate and provides direct access into London Fenchurch Street.

Accommodation

The premises benefits from a large open plan first floor office space and additional private meeting room, fully fitted kitchen for sole use of the office, shared WC's and allocated parking for up to four cars

Office & Meeting Room	1067 (99.96sqm)
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Kitchen

Rent

£14,500 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Service Charge

VAT will be applicable to the rent and any service charge.

Planning & Use

The premises are available to let on a new full repairing and insuring basis for a term to be agreed.

Rates

Rateable Value	To be confirmed
UBR (2023/2024)	
Rates Payable	

Energy Performance Asset Rating

EPC Awaited

VAT

The Property is elected for VAT all rents and service charges will be subject to value added tax

Viewing & Further Information

Strictly by prior arrangement with Mass & Co