

## 2 GRESHAM ROAD, BRENTWOOD, ESSEX, CM14 4HN

### TO LET / FOR SALE - OFFICE BUILDING

1,647 sq.ft ( 153.01 m<sup>2</sup> )



#### Location

The premises are situated in Gresham Road, off Kings Road close to Brentwood railway station and accessible for the High Street. Brentwood benefits from excellent transport links via Junction 28 of the M25 Motorway which is about 10 minutes away and also gives access to the A12 providing direct access to Central London. The nearby Elizabeth Line station provides direct access to Stratford, central and west London, with a journey time to/from Liverpool Street of approximately 40 minutes.

#### Accommodation

The accommodation is arranged over three floors and provides a range of individual office and communal staff facilities. It benefits from undercroft parking for four cars.

<b>Ground floor office/store and kitchen</b>	201 sq.ft ( 18.67 m <sup>2</sup> )
<b>First floor offices</b>	764 sq.ft ( 70.98 m <sup>2</sup> )
<b>Second floor offices</b>	682 sq.ft ( 63.36 m <sup>2</sup> )

#### Terms

The accommodation is to be offered for sale freehold with vacant possession or on a new effectively full repairing and insuring lease on terms to be agreed.

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

#### Rent

£35,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

#### Price

£595,000 Subject to contract

#### Service Charge

N/A

#### Planning & Use

Class E offices

#### Rates

<b>Rateable Value</b>	Currently split into individual assessments
<b>UBR (2023/2024)</b>	
<b>Rates Payable</b>	

#### Energy Performance Asset Rating

EPC Awaited

#### Legal Costs

Each party to bear their own legal costs. The purchaser will be required to provide an undertaking prior to issue of draft legal documents to pay the lessor's/vendor's and Mass & Co's abortive costs should they withdraw.

#### VAT

The property is not elected for VAT and this is not therefore chargeable.

#### Viewing & Further Information

Strictly by prior arrangement with Mass & Co

Contact Graham Green on 01277 201300 or email graham@massandco.com