

UNIT 1,, KING EIGHT,, ST JAMES ROAD,, BRENTWOOD, ESSEX,, CM14 4LF

TO LET - BUSINESS UNIT INCORPORATING OFFICES & STORES

2,164 sq.ft (201.04 m²)



Location

Kings Eight is a terrace of modern business units located adjacent to Brentwood Rail Station car park. Access to Kings Eight is via St. James Road which lies off Kings Road (B186). The station is with 2 minutes' walk.

Brentwood is an affluent commuter town with its High Street a short walk north of the property and the A12 & M25 (J28) being within 10 minutes' drive.

Accommodation

configured over ground and mezzanine floors providing a mix of office accommodation at first floor level and stores at ground floor level. The office areas are fitted to a high standard and incorporates a kitchen and staff area both with fitted TV and Audio systems. At ground floor level there is a shower room and WC. The ground floor is arranged in two main areas one of which is carpeted and the other bare concrete. There is a loading door which provides access to the stores. Externally there is spaces allocated to the property to park 8-10 vehicles

Ground Floor	1,124 sq.ft
First Floor	1,040 sq.ft
Total	2,164 sq.ft

Terms

The property is available by way of a new lease agreement on terms to be agreed.

Rent

£34,995 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Service Charge

Included in the rent.

Planning & Use

The property falls into Use Class E and ideally to be used for the purposes of office and stores although other uses within Class E will be considered.

Rates

Rateable Value	12,750
UBR (2023/2024)	0.499
Rates Payable	6,362

Energy Performance Asset Rating

D 76-100	80 This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is not applicable to the rent

Viewing & Further Information

Contact letting agents, Mass & Co:

Graham Green - graham@massandco.com