

BRENTWOOD

TO RENT

**TOWN CENTRE OFFICE ACCOMODATION
253sq.ft -944sq.ft (23.50sqm – 87.70sqm)**



**COMMUNICATIONS HOUSE, 200 WILLIAM HUNTER WAY,
BRENTWOOD, ESSEX CM14 4WQ**

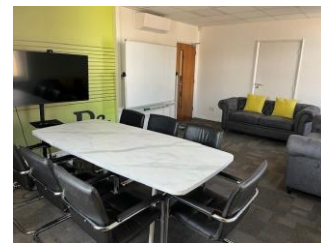
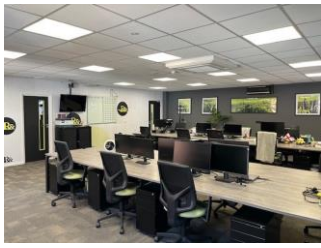
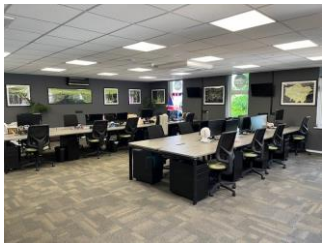


01708 731200

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St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ



Location

The property is located immediately behind Brentwood High Street situated off William Hunter Way opposite the William Hunter Way car park (which offers pay & display and season ticket parking) and close to its junction with Western Road. Brentwood High Street which is directly accessed by a pedestrian walkway from the property offers a range of retailers including Marks & Spencers, Boots and Superdrug as well as an array of pubs, restaurants and bars. Brentwood Rail Station is within 10 minutes walk. The M25 (J28) and the A12 are within a short distance drive.

Accommodation

Communications House is a two storey commercial building subdivided into a range of office suites arranged over the ground and first floors. The larger suite has its own kitchen and the smaller suite has the use of a communal kitchen. The building provides for communal WC's and use of a meeting room. Current availability is:

First Floor Front 253 sq.ft (23.50 m)

First Floor Rear 944 sq.ft (87.70 m)

Terms

The suites are offered on new lease terms to be agreed subject to a minimum term of 2 years.

Rent

The rent is inclusive of electric, heating, water, broadband and service charge. The tenant will be responsible for business rates.

Service Charge

A service charge may be applicable in respect of this property. Further details on request.

Planning & Use

The properties are to be used for the purpose of offices.

Rates

To be advised if applicable

EPC

To follow

Legal Costs

Each party to bear their own legal costs.

VAT

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

GDPR General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport Photo page and a recent Utility Bill confirming their current address.

VIEWING Strictly by appointments via agent



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