



Unit 2, 63 Hutton Road, Shenfield CM15 8NJ

**TO LET**

Newly constructed commercial unit

**589 Sq Ft  
(55 Sq M)**

# Unit 2, 63 Hutton Road, Shenfield CM15 8NJ

## DESCRIPTION

The property comprises a commercial unit adjoining the new public library below nine new high quality apartments for sale. The property benefits from a self-contained pedestrian access via the junction of Hutton Road and Friars Avenue, and benefits from a ceiling-mounted air source heat pump providing both space heating and comfort cooling.

Flexible use within Use Class Ea, Eb, Ec, Ee, Ef, F1b, F1e, F2b. Development consented under planning application Ref. No.: 21/01081/OBS.

- ✓ Newly constructed commercial unit
- ✓ Approx. 54.7m<sup>2</sup> (GIA)
- ✓ Former Shenfield library
- ✓ Affluent commuter town
- ✓ Desirable trading pitch in sought after location
- ✓ Walking distance to Shenfield Railway Station



## LOCATION

Shenfield lies approx. 2 miles NE of Brentwood, 10 miles NE of Romford, 5 miles SW of Ingatestone, and 11 miles SW of Chelmsford. Stansted airport is approx. 30 miles North.

The property is short walking distance from Shenfield Railway Station, with rail services from 23 minutes to London Liverpool Street.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Unit 2	589	55
<b>Total</b>	<b>589</b>	<b>55</b>

## VAT

Rent will not be subject to VAT.

## LEGAL COSTS

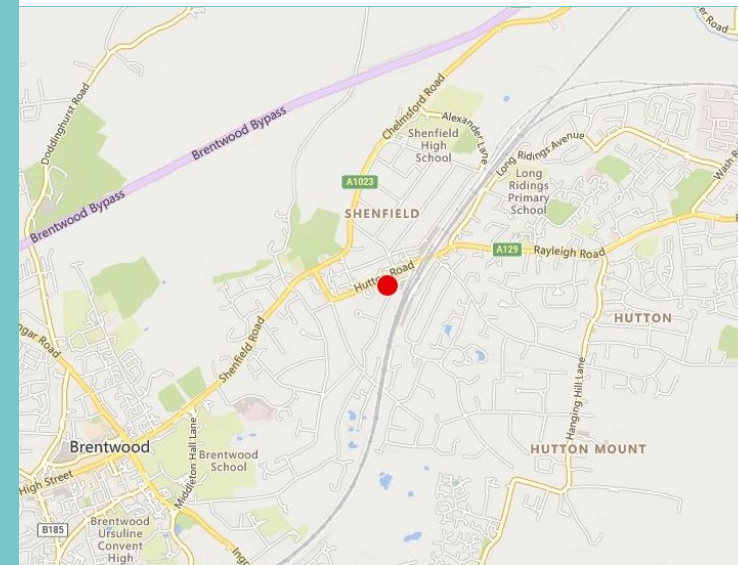
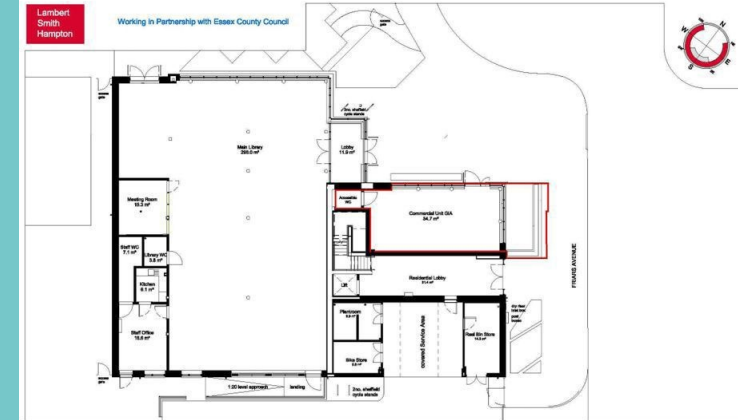
Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Leasehold - offers invited. Service charge details are not available at this time but will be apportioned on a floor area basis.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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