

CURRENTLY  
UNDERGOING  
REFURBISHMENT



# JUNIPER HOUSE

BRENTWOOD CM13 3BE

GROUND FLOOR OFFICES 4,336 SQ FT (403 SQ M)  
WITH 14 CAR SPACES





JUNIPER  
HOUSE

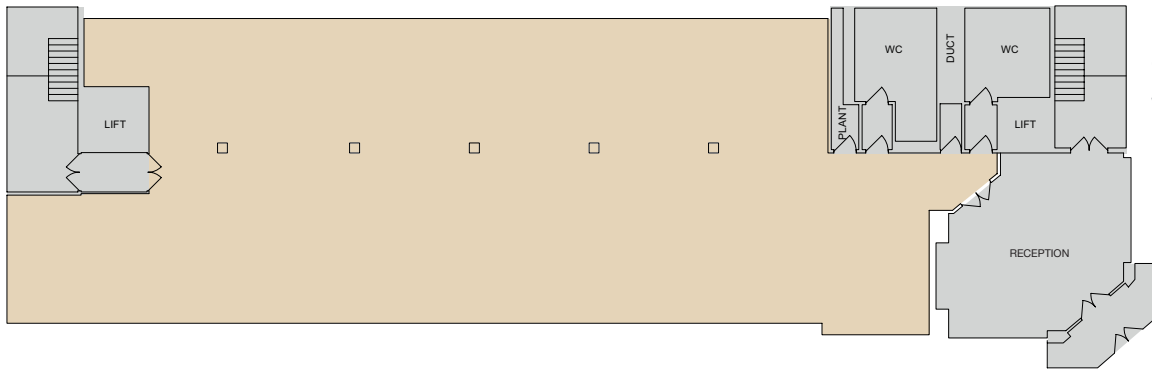
Warley Hill Business Park • The Drive • Brentwood CM1

Juniper House is situated within the popular Warley Hill Business Park and comprises a modern 3-storey detached office building set within landscaped grounds with generous on site car parking.

The Ground Floor suite is being fully refurbished to a Grade A specification and will offer open plan space with excellent natural light.



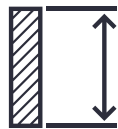
Indicative of refurbished space



Net internal floor area:  
**Ground Floor:**  
**4,336 sq ft 403 sq m**



EPC RATING: C73



RAISED FLOOR -  
ELECTRAK SYSTEM



REFURBISHED  
GRADE A OFFICES



SHOWERS



BROADBAND AND  
DATA ENABLED



DOUBLE  
GLAZING



ALLOCATED  
PARKING



BICYCLE  
RACKS



KITCHEN

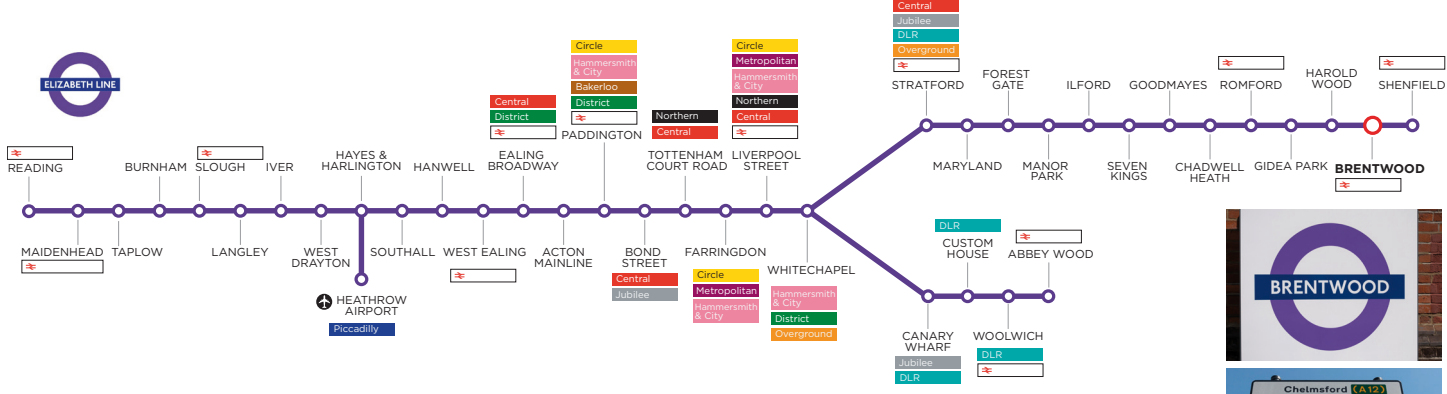


LED LIGHTING



# JUNIPER HOUSE

Warley Hill Business Park • The Drive • Brentwood CM1



## LOCATION

Brentwood is an affluent commuter town and one of the most established office locations in the north-eastern sector of the M25. It is situated 24 miles north-east of central London and 12 miles south-west of Chelmsford. The town has easy access on to Junctions 28 and 29 of the M25 being within 2 and 3 miles respectively of Juniper House. In addition, the adjacent A12 provides access to central London, Stansted Airport and eastern England.

Brentwood main line station has a service to London Liverpool Street via Stratford International in 35 minutes. The new Elizabeth line provides excellent regular services to Canary Wharf, the City, West End and Heathrow Airport.

Other occupiers on Warley Hill Business Park include Shawbrook Bank, Countryside Properties plc, Regus and the FRP Advisory and Spire Healthcare.

## LEASE

On application.

## RENT

On application.

## VIEWING

Strictly by appointment through the joint agents.

Parkview House  
Victoria Road South  
Chelmsford CM1 1NG

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