

# Kings House

101-135 Kings Road, Brentwood, Essex, CM14 4DR



## Key Highlights

- Prominent Position Fronting Kings Road
- Self – contained office suites to be created from C. 2,000 SqFt
- On-site parking ratio of 1:325 sqft
- Easy walking distance of Station & Town Centre
- Air conditioning

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## Location

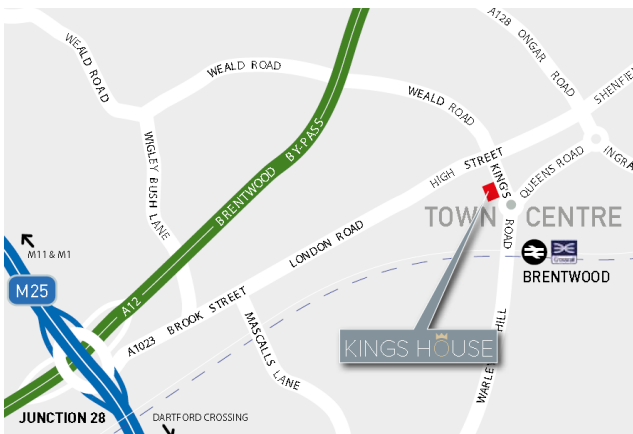
Brentwood is an affluent commuter town and one of the better established office locations in the north eastern sector of the M25. It is located approximately 24 miles north east of Central London and 12 miles south west of Chelmsford.

The town benefits from excellent communications, with Junctions 28 and 29 of the M25 Motorway within 2 and 3 miles respectively from the subject property. In addition, the A12 passes through Brentwood providing direct access to Central London.

The mainline railway station provides services to London Liverpool Street Station, every 10 minutes with a journey time of approximately 30 minutes and all trains stop at Stratford (Jubilee and Central lines). In addition, the opening of Crossrail which links Heathrow Airport in the west to Shenfield in the east.

It is expected that Crossrail will make Brentwood even more of a favoured location with occupiers as it further improves the town's already excellent transports links.

Brentwood has attracted a number of major corporate occupiers such a SKY, Countryside Properties, BT, Baker Tilly and Taylor Wimpey.



## Description

Kings House occupies a prominent position fronting Kings Road at its junction with Queens Road. Kings Road in turn links to the A1023 (London Road) providing direct access to the M25 (Junction 28).

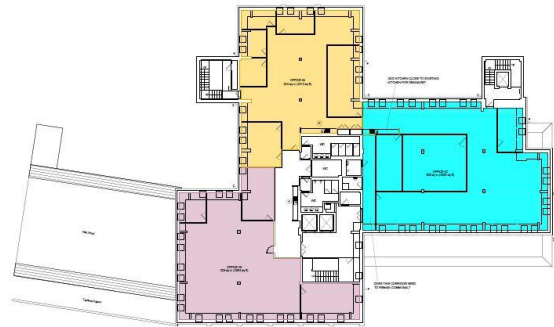
The property is situated in the town's prime office destination equidistant from the mainline station and the principal retail offering on the High Street.

## Accommodation

The available accommodation will comprise of self contained office suites that can be created to specific size requirements as follows:-

Part Ground floor from 2,000 sqft to 4,000 sqft

Entire Second floor from 2,000 sqft to 8,415 sqft



## Terms

New FRI leases are available for a term to be agreed at a rent based upon £27 psf pax. – Possession is available August 2023.

## Service Charge:

A service charge will be applicable.

## Viewing and further information

Strictly by prior appointment with the Agent:

Savills Chelmsford

Mike Storrs  
[mstorrs@savills.com](mailto:mstorrs@savills.com)  
01245 293228

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27<sup>th</sup> February 2023

