

CURRENTLY
UNDERGOING
REFURBISHMENT



JUNIPER HOUSE

BRENTWOOD CM13 3BE

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





JUNIPER
HOUSE

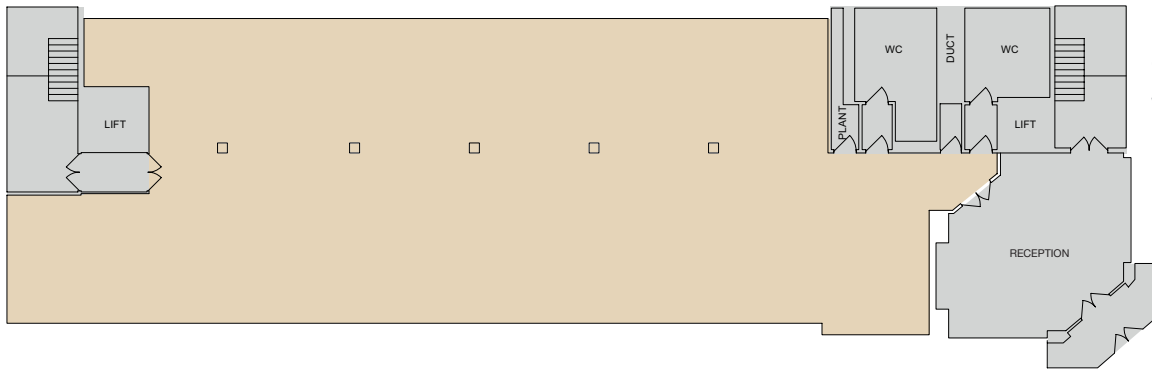
Warley Hill Business Park • The Drive • Brentwood CM1

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.



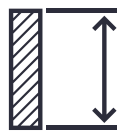
Indicative of refurbished space



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

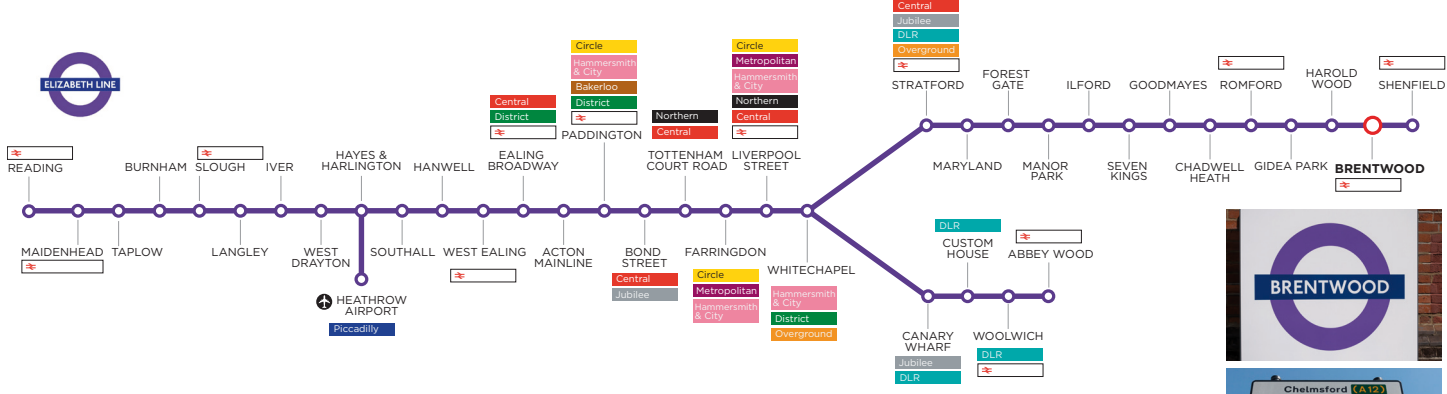


LED LIGHTING



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

savills
savills.co.uk

01245 293228

Michael Storrs
mstorrs@savills.com
M: 07881 507 780

sbh
Page & Read

020 7474 9898

Nick Haywood
nick@sbhpageread.co.uk
020 7474 9898

Cliff Bonnett
Cliff@sbhpageread.co.uk
020 7474 9898

Savills and SBH Page & Read, for themselves and for the owners of this property whose agents they are, give notice that these particulars provide a general guide to the development which is offered subject to contract and availability. These particulars do not constitute an offer or contract or any part of an offer or contract. We (and anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor, lessor or assignor). An intending purchaser, lessee or assignee must by inspection or otherwise satisfy himself as to the correctness of the statements contained in these particulars. Under the Finance Act 1989, VAT may be applicable at the standard rate. July 2023