

McLaren House

Kings Road, Brentwood, Essex, CM14 4EA



Key Highlights

- Prominent Office Building
- 7,943 ft²

SAVILLS CHELMSFORD
Parkview House, Victoria Road South
Chelmsford CM1 1BT

01245 293228

savills.co.uk



Location

The property is prominently situated in Kings Road, Brentwood on its corner junction with Gresham Road, a short walk from Brentwood Rail Station and a few minutes' walk from Brentwood High Street.

Major employers in the town include Ford Motor Company, BT Group Plc, Taylor Wimpey, Countryside Properties, LV Insurance and Sky.

The High Street has many national retailers including Sainsbury's, Marks & Spencer, Boots, Wilko and Superdrug.

Brentwood is an affluent commuter town approx. 30 miles east of central London and has a population of some 80,000 inhabitants.

The Station serves the Great Eastern Main Line and is now part of the new Elizabeth Line.

The M25 (J28) and A12 are within 5 minutes' drive and the A127 within 15 minutes' drive.

Description

The property comprises a modern, three storey office building built in 2000 currently serving a single occupancy.

The accommodation is a mix of open plan and partitioned offices and meeting rooms, and there are WCs on the ground and 2nd floors. Each floor has a kitchen. There is a gated under-croft car park and an external level parking area which, together, provides parking for approx. 15 cars.

Accommodation

Total net useable floor areas are:

	ft ²	m ²
Ground Floor	2,777	258
First Floor	2,335	217
2 nd Floor	2,831	263
Total	7,943	738

Terms

Freehold - The entire building is available freehold with vacant possession. Offers in the region of £2,750,000 subject to contract.

Leasehold - A new full repairing lease will be offered for a term to be agreed. Commencing rental - £220,000 per annum exclusive.

The property is offered as a whole, but may be let in part, either the ground floor or 1st and 2nd floors combined.

VAT

The property is elected for Value Added Tax and therefore VAT is applicable to the sale price and rental.

EPC

To be assessed.

Rateable Value

The whole property has a current rateable value of £148,000.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Anti Money Laundering

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

Viewing and further information

Strictly by prior appointment with the Joint Lettings Agent

Savills

Mike Storrs
mstorrs@savills.com
01245 293228

Mass & Co

Mark Mannering
Mark.mannering@massandco.com
01277 201300

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
31st July 2023

