

TO LET

Second Floor Office (Street Facing)

825 sq. ft. (77 m²)

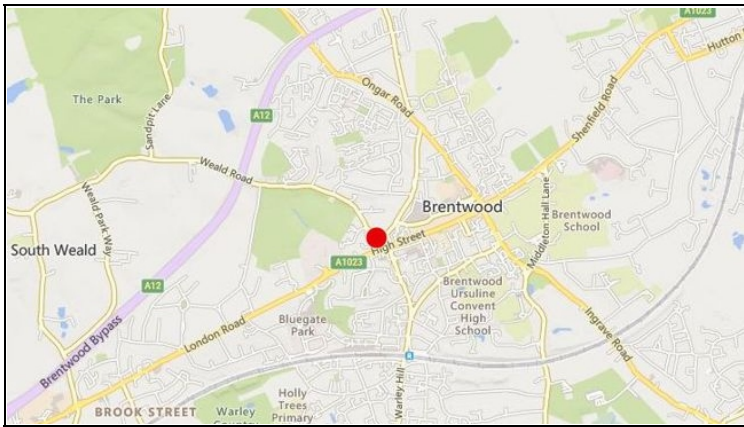
SECOND FLOOR OFFICE FRONT

2 Weald Road, Brentwood, Essex, CM14 4SX



- New Lease Available
- Public Parking Nearby
- Town Centre Location
- Wood Flooring Throughout
- Air Conditioned
- Office And Kitchen Facilities

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
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LOCATION

Brentwood is situated 25 miles north-east of London and 12 miles south-west of Chelmsford. The M25 (J28) is approximately two miles from the town centre which has a regular train service to London Liverpool Street (35 minutes).

DESCRIPTION

Second floor retail premises with good access to Brentwood Town Centre. The suite is located within a building fronting Weald Road roundabout at the junction of William Hunter Way. The suite is located on the second floor and offers an open plan office area with private meeting room and kitchen facilities. Shared toilets are located at first and second floors. No parking spaces are offered with the suite. The property is just a short distance from William Hunter Way public car park.

ACCOMMODATION

Total 825 sq. ft. (77 m²)

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The property is available on a leasehold basis, further detail upon application.

RENT

£13,200 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £12,250 for 2023/24. Based upon the Uniform Business Rate we believe the rates payable amount will be £6,112.75.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

Has been commissioned..

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

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