

TO LET

Mid-Terrace

Trade/Industrial/Warehouse

With Mezzanine Offices

5,137 sq. ft. (477 m²)

UNIT 4, CHANCERYGATE

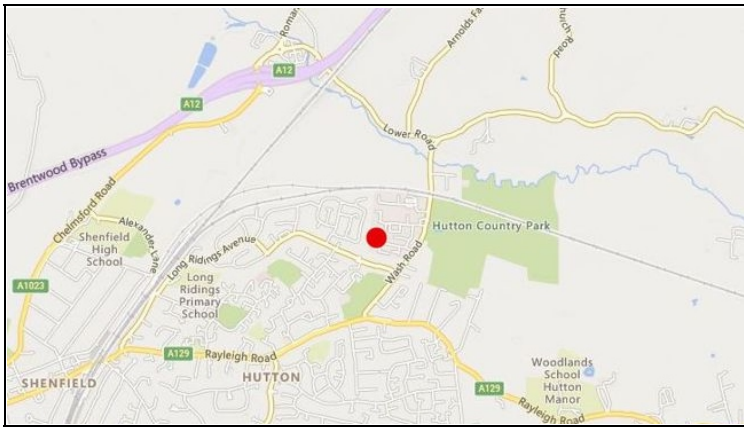
33 Tallon Road, Hutton, Brentwood, Essex, CM13 1TE



- 3 Phase power
- First floor offices and kitchen
- CCTV/Alarm

- Eaves height 6-8m
- Air conditioning/comfort cooling
- Parking for five cars

KEMSLEY LLP
PROPERTY CONSULTANTS
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LOCATION

Chancerygate Business Centre is situated on Tallon Road in Hutton, Brentwood just 1.3 miles from the A12 (J12) providing dual carriageway access to the M25 (J28) (5.7 miles distant). Shenfield railway station (1.4 miles) provides regular train services to London Liverpool Street with a journey time of approximately 25 minutes.

DESCRIPTION

The property comprises a mid-terrace, single storey industrial/warehouse with first floor offices extended at mezzanine level. The ground floor provides warehouse space, accessed via a full height sectional shutter door, personnel door to lobby and two WC's, kitchenette and reception. The first floor provides mainly open plan office space with comfort cooling. Externally there is forecourt and allocated parking for five cars.

ACCOMMODATION

Warehouse	2,790 sq. ft. (259 m ²)
Mezzanine Offices	887 sq. ft. (82 m ²)
Mezzanine Extension	1,460 sq. ft. (136 m ²)
Total	5,137 sq. ft. (477 m²)

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

TENURE

The property is available from Q2, 2024 upon new lease terms for a period to be agreed, to be contracted outside the Provisions of Tenure of Security of the 1954 Landlord & Tenant Act, Part II.

RENT

£45,000 per annum exclusive.

VAT

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

BUSINESS RATES

From internet enquiry of the Valuation Office Agency website we understand that the property has a Rateable Value of £30,500 as entered in the 2023 Rating List. Applicants are advised to verify the rating assessment by contacting Brentwood Borough Council on 01277 312500.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of 30 - B valid until 18 June 2033.

LEGAL FEES

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

CONTACT

Strictly by appointment via joint sole agents:

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Ref: AC2807/03.24/TAC



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