

FOR SALE / TO LET

Business / Industrial / Trade Unit

2,264 sq. ft. (210 m²)

UNIT 5 KINGS EIGHT

St James Road, Brentwood, Essex, CM14 4LF

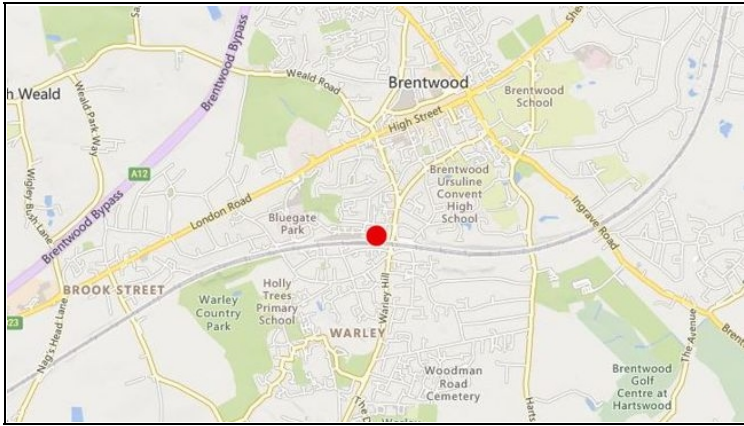


- Very rare sale opportunity
- First floor open plan offices
- Four on site parking spaces

- Close to Brentwood/Elizabeth Line station
- Ground floor offices, stores and amenity
- Brentwood town centre location

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com



LOCATION

Kings Eight comprises a terrace of industrial / business / trade units, located off St James Road, adjacent to Brentwood Railway station (NCP) car park. The property is accessed via Kings Road / Warley Hill (B186). Brentwood Railway station is a short distance to the east, and benefits from a regular service to London Liverpool Street (served via mainline & Elizabeth Line). Brentwood High Street is to the north. There are local retail and leisure amenities nearby on Kings Road / Warley Hill.

DESCRIPTION

Unit 5 Kings Eight comprises a mid-terraced, single storey light industrial unit, professionally fitted out to comprise offices and stores. At ground floor there is a lobby, kitchen, meeting rooms, WC's (inc. sauna) and stores - accessed via a full height shutter door. At first floor there are open plan offices. Externally there are four allocated parking spaces.

ACCOMMODATION

Ground floor	1,113 sq. ft. (103 m ²)
First floor	1,150 sq. ft. (107 m ²)
Total	2,264 sq. ft. (210 m²)

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

TENURE

The property is offered for sale upon virtual freehold terms via the remainder of a 999 year lease or upon the basis of a new full repairing and insuring lease for a term to be agreed. To be excluded from the provisions of tenure of the 1954 Landlord and Tenant Act, Part II.

PRICE

£515,000 subject to contract and exclusive of VAT.

RENT - £34,500 per annum exclusive.

VAT

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

BUSINESS RATES

Interested parties are advised to make their own enquiries of the Local Authority, Brentwood Borough Council for verification of the rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned at Rating 63-C.

LEGAL FEES

Whilst each party is to bear their own costs, the freeholder's legal costs are to be split between vendor and purchaser.

CONTACT

Strictly by appointment via sole agents:

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