

TO LET

Industrial/Warehouse Unit

3,248 sq. ft. (302 m²)

UNIT 2, TALLON ROAD INDUSTRIAL ESTATE

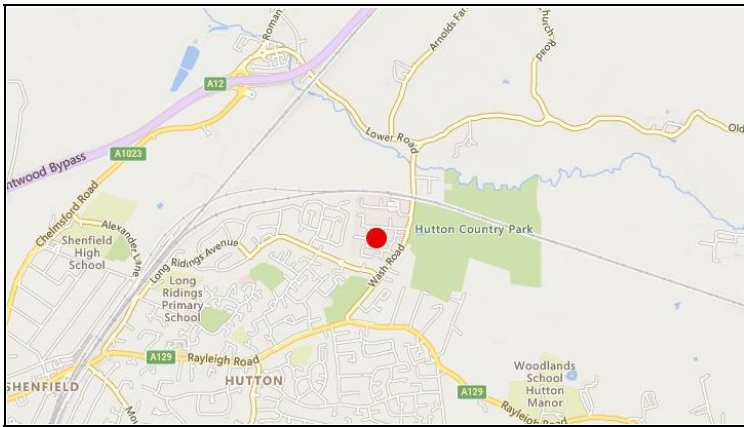
Tallon Road, Hutton, Brentwood, Essex, CM13 1TF



- Workshop/warehouse to rear
- Office & mezzanine
- 3-phase power
- Four parking spaces to front
- Well established estate
- Approx. 1.3 miles to A12, J12

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PROPERTY CONSULTANTS

01245 358988
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LOCATION

The subject property is located on Tallon Road within the established Hutton Industrial Estate. Access is provided to the A12 at the Mounthesing roundabout via Wash Road (approx. 1.3 miles) which links with the M25 a short distance to the north. The estate is close to the commercial centres of both Brentwood and Shenfield with railway stations providing services to London Liverpool Street.

DESCRIPTION

The property comprises a mid-terrace industrial/warehouse unit with ground floor offices, W/C's and kitchen along with mezzanine offices/stores. The warehouse has been split into two compartments with double doors providing access between the two. Loading is provided to the rear accessed via a single roller shutter door. The unit benefits from a minimum height of 3.4 metres rising to 5.2 metres at the apex.

ACCOMMODATION

Warehouse	2,594 sq. ft. (241 m ²)
Office	351 sq. ft. (33 m ²)
Mezzanine	303 sq. ft. (28 m ²)
Total	3,248 sq. ft. (302 m²)

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

TENURE

The property is available to let on a new lease for a term to be agreed, to be excluded from the provisions of Tenure of Security of the 1954 Landlord & Tenant Act, Part II. Further details on application.

RENT

£37,500 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 Brentwood District Council for verification of the rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of C- 64.

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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