

TO LET

Industrial/Warehouse Unit

4,696 sq. ft. (436 m²)

UNIT 20, TALLON ROAD INDUSTRIAL ESTATE

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

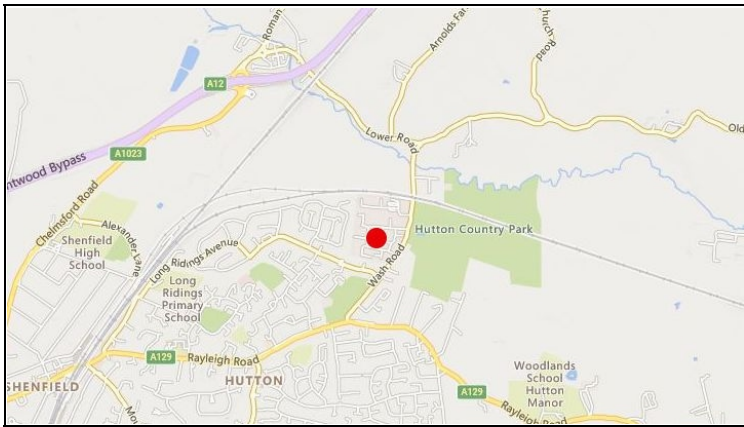


- Comprises workshop/warehouse & offices
- Detached building
- Mezzanine offices

- Parking to front
- Established estate
- Approx. 13 miles to A12, J12

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com



LOCATION

The subject property is located on Tallon Road within the established Hutton Industrial Estate. Access is provided to the A12 at the Mounthessing 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 unit provides a detached part brick, part clad industrial/warehouse unit with original ground and first floor offices which have been extended into the warehouse. Vehicular access is provided via a yard to the front elevation leading to a roller shutter door accessing the warehouse. A substantial mezzanine floor has been installed providing additional office accommodation.

ACCOMMODATION

Warehouse	1,264 sq. ft. (117 m ²)
Warehouse	1,683 sq. ft. (156 m ²)
Ground Floor office	440 sq. ft. (41 m ²)
First Floor office	534 sq. ft. (50 m ²)
Mezzanine offices	774 sq. ft. (72 m ²)
Total	4,696 sq. ft. (436 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

£50,000 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 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.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

Tim Collins
Tel: 01245 342042 / 07720 806194
Email: tim.collins@kemsley.com

David Sewell
Tel: 01268 290299 / 07837 409316
Email: david.sewell@kemsley.com

Daniel Wink
Tel: 01268 540771
Email: d.wink@glenny.co.uk

Ref: AC2848/06.24/TAC



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



KEMSLEY^{LLP}
PROPERTY CONSULTANTS
01245 358988
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.