



**Keith
Ashton**

Versatile Commercial Unit - St. Thomas Road,
Brentwood



14 ST. THOMAS ROAD

Brentwood, CM14 4DB

An exceptional opportunity to acquire a highly versatile and spacious commercial unit in a prime position on St Thomas Road, Brentwood. Ideally located in a sought-after area with excellent accessibility, this adaptable property offers significant potential for a wide range of business uses, making it an appealing prospect for both owner-occupiers and commercial landlords.

The ground floor comprises an open-plan layout with partitioned areas, including a kitchen positioned to the rear, providing a functional and flexible working environment. The first floor is substantially larger—approximately twice the size of the ground floor—and features expansive open-plan areas enhanced by modern glass-partitioned sections.

With its flexible layout, prominent location, and potential for multi-use configurations, this property represents a valuable investment opportunity in the heart of Brentwood.

Guide Price £645,000

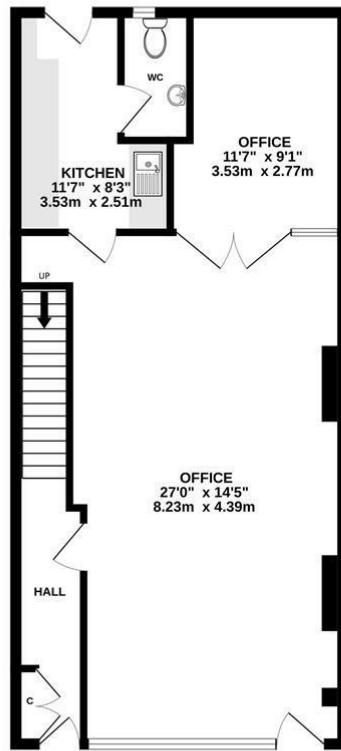


Key Features

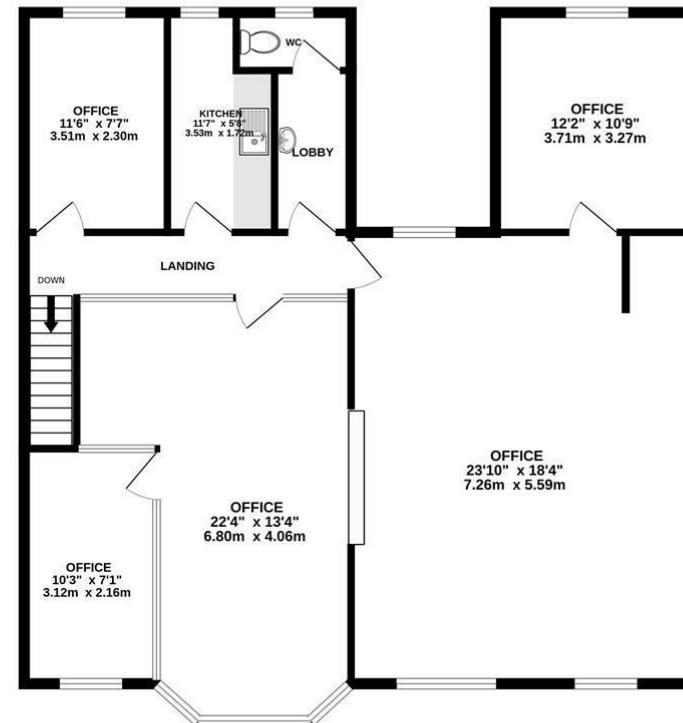
- Prime Location: Centrally located in the heart of Brentwood, with excellent footfall and transport links
- Flexible Layout: Previously let as a single two-storey unit, as well as two self-contained units – ground floor and first floor separately
- Spacious Accommodation: Generous floor area spread across ground and first floors
- Suitable for a Range of Uses: Ideal for retail, office, studio etc
- Potential for Income Generation: Multi-let potential with separate access to each floor
- Nearby Amenities: Surrounded by shops, eateries, and a thriving local business community
- Transport Links: Walking distance to Brentwood Station (Elizabeth Line), offering direct access to London



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
1291 sq.ft. (119.9 sq.m.) approx.



TOTAL FLOOR AREA: 1969 sq.ft. (182.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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SERVICES:

Local Authority: Brentwood

Council tax band:

Post code: CM14 4DB

VIEWING:

Strictly by prior arrangement. Restrictive covenant applies to estate agency use. Please enquire for further details

DISCLOSURE: Keith Ashton for themselves and their staff state that an interest is declared within the meaning of Section 21 of the Estate Agents Act 1977.



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

