01206 577667

www.whybrow.net

#### **Office – To let**

# Whybrow



### The Old Brickworks, Harold Wood, Essex, RM3 0JA

#### Rent: £20,875 Per Annum Exclusive

835 Sq. Ft (77.57 Sq. M)

- Excellent Access
- Associated Roads Including the A12 and M25
- Available now
- Office Unit
- Available to let on Flexible lease terms

# Whybrow

#### Location

The Old Brickworks Industrial Estate, located less than 2 miles from the A12/M25 junction, is the cornerstone of our property portfolio.

#### Description

The scheme containing a wide range of quality industrial accommodation, The Old Brickworks is able to satisfy a diverse range of requirements.

#### Terms

The Office is available on new full repairing and insuring lease with terms to be agreed subject to contract and formal leases.

#### VAT

All prices/rents quoted are exclusive of Value Added Tax which may be applicable.

#### Service Charge

We understand that the unit is subject to a service charge. Further details available upon request.

#### Legal Fees

All parties are to bear their own legal costs incurred during the course of any transaction.

#### **Accommodation & Rent**

The following suites are available to let on flexible lease terms:

Unit Number	Floor Area (sq. ft)	Pent pax
32F	835 sq. ft	Under Offer

#### Planning

Interested parties are advised to contact the local Planning Authority to satisfy themselves that their proposed use conforms with the current planning consent.

#### **Business Rates**

Interested parties are advised to make their own enquiries with the Local Authority regarding their Business Rates liability.

#### **Energy Performance Certificate**

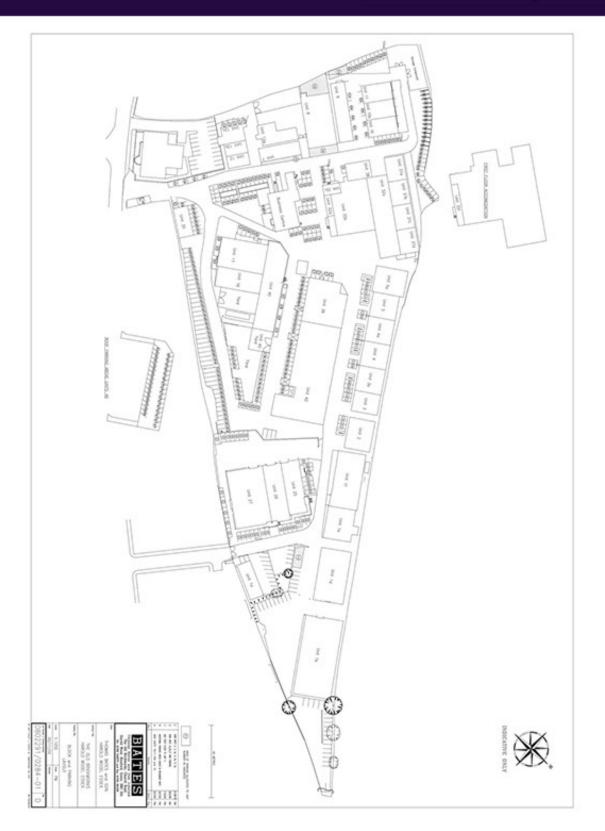
Details available upon request.







### Whybrow





Ewan Dodds BSc FRICS ewan.dodds@whybrow.net 01206 577667



Charntelle Goodyear Charntelle.goodyear@whybrow.net 01206 577667

Misrepresentation Act 1967

#### 01206 577667 | info@whybrow.net | whybrow.net

Whybrow & Dodds Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchases or lessors and do not constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Whybrow & Dodds Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 SYQ. Registered in England No 2155295