

01206 577667

Modern Office Premises – To Let

 **Whybrow**



22 St Thomas Road, Brentwood Essex CM14 4DB

Passing Rent: £24,000 Per Annum Exclusive Size: 693 Sq Ft (65 Sq Mt)

- Fitted To A Good Specification
- Prominent Town Centre Location
- New Lease Available or Lease Assignment
- W/C and Kitchen Facilities

Location

Brentwood is situated 25 miles north-east of London and 12 miles south west of Chelmsford. The M25 (J28) is approximately two miles from the town centre which has a regular train service to London Liverpool Street (30 minutes).

The property is located on St Thomas Road which is a popular location for estate agents, accountants and solicitors.



Description

The property provides an open plan office area whilst incorporating a private glass office to the rear and benefits from laminate and carpeted flooring, suspended ceilings, fully fitted WC and kitchen facilities.

Accommodation

The property benefits from a net internal floor area of 693 sq.ft (65 sq.m).

Asking Terms

The property is being offered by way of an assignment of an FRI lease expiring on 24/03/32 with a rent review on 25/03/27.

Passing Rent

£24,000 per annum exclusive of Business Rates, and all other outgoings. VAT is not applicable for this property.

Town Planning

The property benefits from a Class E Use. 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

The property has a Rateable Value of £17,000

Service Charge

The tenants will be responsible for internal repairs to be carried out every 5-years from the start of the term. Details upon request.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Energy Performance Certificate

Copies can be provided on request.



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