

01206 577667

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Retail/Office Unit – To let

 **Whybrow**



140 Hutton Road, Shenfield, Brentwood, CM15 8NL

Asking Rent: £25,000 Per Annum Exclusive

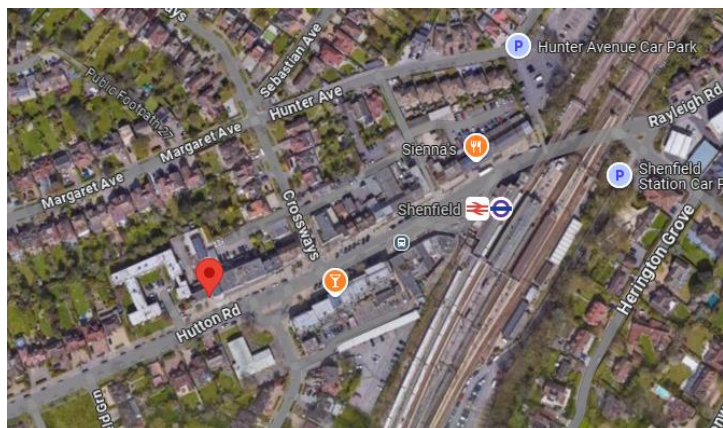
597 Sq. Ft (55 Sq. M)

- Within walking distance to Shenfield Train Station
- Fully Glazed Frontage
- Air Conditioned and Alarmed
- New Lease Available

Location

Shenfield is located within the Borough of Brentwood, Essex, with a district population of circa. 80,000.

The property is situated within a short walking distance from Shenfield Train Station, among local businesses such as Little Leggs, Classy Nails Spa and Rockleigh Court Chemist.



Description

Introducing this exceptional commercial property located in the heart of a bustling business district, this versatile space is ideal for a variety of businesses, including retail, financial services, and offices. Boasting a prime location with high visibility and foot traffic, this property offers an excellent opportunity for a business looking to establish a strong presence in the area.

The property features a spacious layout with ample natural light, creating a welcoming and productive environment for staff and customers alike. With modern amenities and high-quality finishes throughout, this property is ready for immediate occupancy and customization to suit your specific business needs.

Accommodation

The property benefits from the following a Nett Internal Areas (NIA):

Retail Area 1: 406 sq.ft

Retail Area 2: 191 sq.ft

Total: 597 sq.ft (55 sq.m)

Asking Terms

The property is available by way of a new Full Repairing and Insuring (FRI) Lease for a term of years to be agreed with regular upward only rent reviews.

Rent

£25,000 per annum exclusive of VAT and service charge (if applicable), Business Rates, and all other outgoings.

Rateable Value

We are advised by Brentwood Council that the property appears in the Valuation List with a Rateable Value of £23,000.

Legal Fees

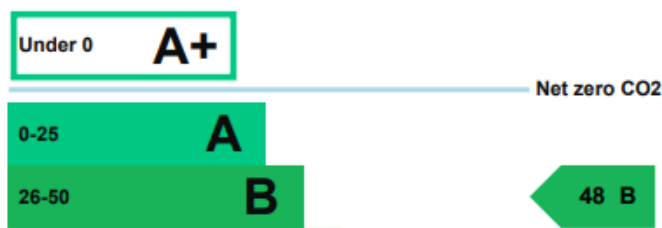
Each party is to bear their own legal costs incurred during the course of any transaction.

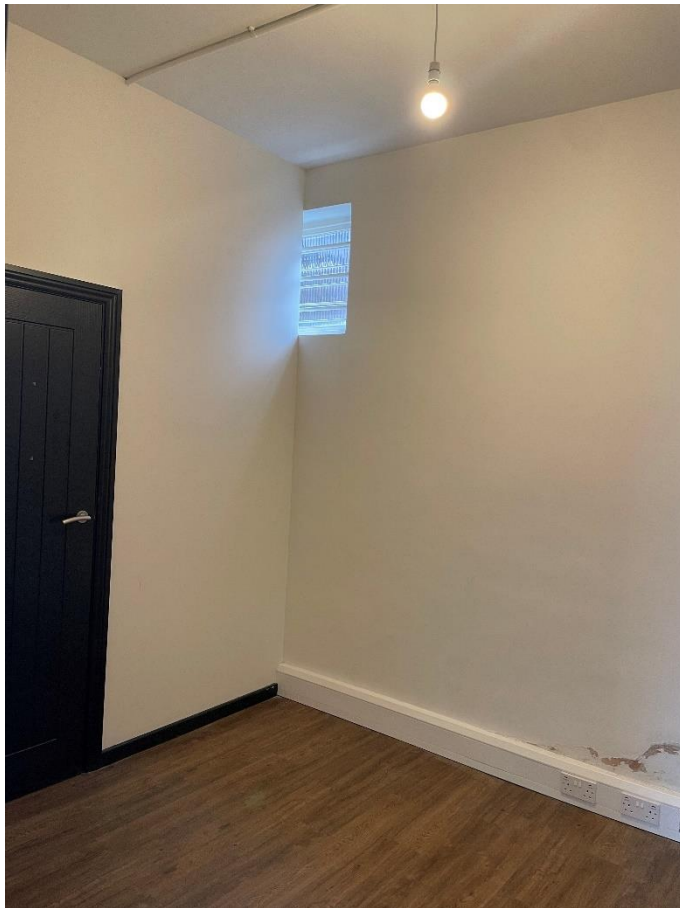
Energy Performance Certificate

The properties have an energy efficiency rating of B48

Energy rating and score

This property's energy rating is B.





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Misrepresentation Act 1967

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