

01277 201300

Mass & Co

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MERRYMEADE HOUSE, MERRYMEADE CHASE, BRENTWOOD, ESSEX,

TO LET - OFFICE/COMMERCIAL SPACE

263 sq.ft (24.43 m²)



Location

Merrymeade House is situated a short distance to the north of Brentwood Town Centre, and is approached via a narrow road (Merrymeade Chase) from Sawyers Hall Lane. The location is semirural in nature, with meadow and woodlands to the north and Brentwood Cricket Club to the south. Brentwood town centre and High Street is within 10 minutes walk.

Accommodation

The accommodation forms part of the first floor of Merrymeade House, a Grade II listed period property built originally as a country house in 1912.

The current available accommodation comprises two interconnecting. Three are communal WC's on the first floor including kitchen and parking within the buildings grounds.

263 sq.ft (24.43 m²) **First Floor Suite**

Terms

To be let on new lease terms to be agreed for a minimum of 3 years. A rent deposit of 3-6 months rent will be required subject to status.

Rent

£8,500 per annum inclusive of service charge, utilities, and building insurance. Rent is payable quarterly in advance on the usual quarter davs.



Planning & Use

The property falls within Class E (g) (i) of the Planning Use Class Order 2020. and such uses as offices, meeting rooms, consulting rooms etc will be considered.

Rates

The tenant will be responsible for Rates Payable Business Rates should they

Energy Performance Asset Rating

E 101-125

This is how energy efficient

Legal Costs

Each party to bear their own. However the Landlord's abortive legal costs will be paid by the Tenant should they abort following instruction of solicitors.

VAT

Value added tax is applicable

Viewing & Further Information

Contact Mass & Co:

post@massandco.com

Viewings strictly by prior appointment only

- 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 Mass & Co has any authority to make or give representation or warranty whatever in relation to this property.
 iii. applicants who make offers which are subsequently accepted by the seller(s)/lessee(s) will be subjected to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are
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