

## FF & SF 98 HIGH STREET, BRENTWOOD, ESSEX, CM14 4AP

### TO LET - HIGH STREET OFFICE/CLASS E ACCOMMODATION

1,140 sq.ft - 2,416 sq.ft ( 105.91 m<sup>2</sup> - 224.45 m<sup>2</sup> )



#### Location

The property is situated on the south side of Brentwood High Street towards its western end. Within the High Street and close to the property are a range of national and independent retailers, coffee shops and eateries including Marks & Spencer, Tesco Express, Boots, Waterstones, Nandos, Burger King and Costa Coffee.

Brentwood Station is within 1/2km of the property and under 10 minutes' walk away providing regular train services to London's Liverpool Street (approx. 30 mins) and is part of the Elizabeth Line.

The M25 (J28) and A12 roads are within 10 minutes drive.

#### Accommodation

The accommodation forms the first and second floors of a three storey building where the ground floor operates as a kitchen showroom. Each floor provides part open plan and part partitioned offices with male & female WC's. The floors are to be offered separately or combined. The property is accessed from the High Street or from a rear entrance and there is also parking to the rear of the property.

<b>First Floor (98a High Street)</b>	1,140 sq.ft ( 105.91 m <sup>2</sup> )
<b>Second Floor (98b High Street)</b>	1,276 sq.ft ( 118.54 m <sup>2</sup> )
<b>Total</b>	2,416 sq.ft ( 224.45 m <sup>2</sup> )

#### Terms

The accommodation is to be offered on new, effectively full repairing and insuring lease(s) on new terms to be agreed.

#### Rent

£32,000 for both floors. Exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days. Rent for individual floors on application..

#### Service Charge

A small service charge relating to the maintenance and upkeep of the common areas may be applicable if the property is let on a floor by floor basis.

#### Planning & Use

The property falls into Use Class E

#### Rates

<b>Rateable Value - 98a</b>	£18,000
<b>Rates Payable</b>	£8,982
<b>Rateable Value - 98b</b>	£16,000
<b>Rates Payable</b>	£7,984

#### Energy Performance Asset Rating

EPC Awaited

#### Legal Costs

Each party to bear their own legal costs. The incoming tenant will be required to provide an undertaking to cover the landlord's abortive agent's and legal costs, should the tenant withdraw for any reason.

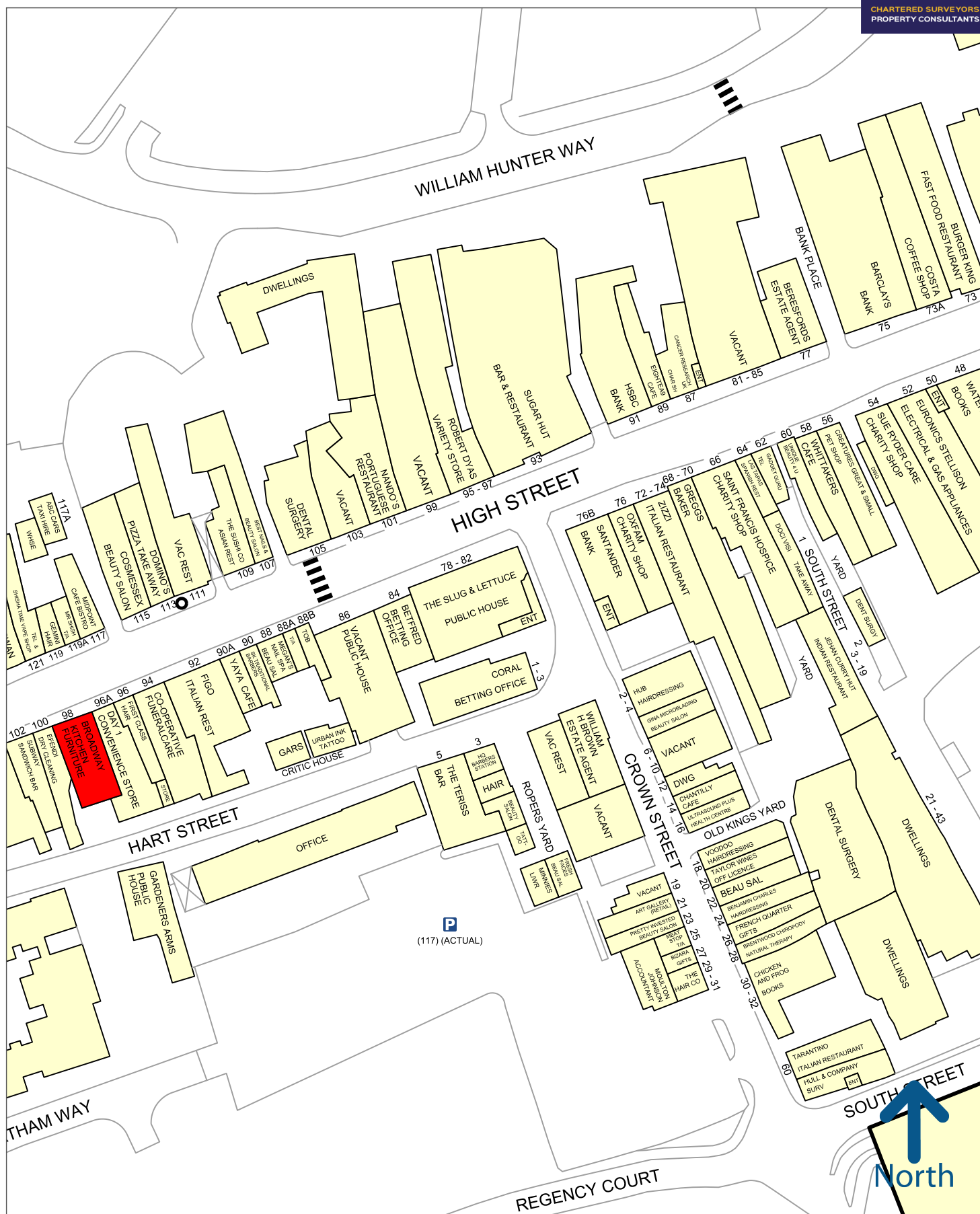
#### VAT

Value added tax is not applicable to the rent.

#### Viewing & Further Information

Contact Mass & Co:

Graham Green - [graham@massandco.com](mailto:graham@massandco.com) or 01277 201300



50 metres

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