

01277 201300

Mass & Co

Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

SWAN HOUSE, 9 QUEENS ROAD, BRENTWOOD, ESSEX, CM14 4HE

GROUND & OR FIRST FLOOR OFFICE ACCOMMODATION WITH PARKING - CLOSE TO STATION & **TOWN CENTRE**

160 sq.ft - 1,196 sq.ft (14.86 m² - 111.11 m²)



Location

Swan House is situated on Queens Road close to its junction with Kings Road. Brentwood benefits from excellent public transport links. Brentwood mainline station (Elizabeth Line - accessing Liverpool Street in 40 minutes) is within a 5 minute walk as is Brentwood High Street.

The A12 at its junction with the M25 (J28) is 2 miles away and within 10 minutes' drive. The A127 Southend Arterial Road at its junction with the M25 (J29) is 4 miles away and within 15 minutes' drive.

Accommodation

The accommodation comprises a range of office suites from approx. 150 sqft up to 1196 sqft which can be taken separately or combined. Parking is available depending on the size of space taken

Terms

The accommodation is to be offered on new 2 years leases to be held outside the Landlord & Tenant Act provisions governing security of tenure.

Rent

Upon application. Rent is charged per calendar month to be paid monthly in advance by standing order. Rent is inclusive of utilities, insurance and service charge.



Planning & Use

Offices or uses falling within Class E which would be appropriate for any office building.

Rates

Rateable Value To be re-assessed.

The suites will qualify for Small Business Rates Relief.

Energy Performance Asset Rating

D 76-100

92

This is how energy efficient

Legal Costs

Each party to bear their own legal costs

VAT

Value added tax is not apllicable.

Viewing & Further Information

Contact Mass & Co:

Graham Green - graham@massandco.com or 01277 201300

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 i. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract
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