

## 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 m<sup>2</sup> - 111.11 m<sup>2</sup> )



#### 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

<b>Rateable Value</b>	To be re-assessed.
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The suites will qualify for Small Business Rates Relief.
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#### Energy Performance Asset Rating

**D 76-100**

**92**

This is how energy efficient this building is.

#### Legal Costs

Each party to bear their own legal costs

#### VAT

Value added tax is not applicable.

#### Viewing & Further Information

Contact Mass & Co:

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