

## 25 HIGH STREET, BRENTWOOD, ESSEX, CM14 4RG

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

888 sq.ft ( 82.50 m<sup>2</sup> )



#### Location

The property is situated on the north side of Brentwood High Street towards Wilson's Corner and close to Brentwood School. Within the High Street is a range of national and independent retailers, coffee shops and eateries including Marks & Spencer, Nationwide, Superdrug, Boots, Waterstones and Pret a Manger.

Brentwood Station is within 1/2km of the property and under 15 minutes' walk away providing regular train services on the Elizabeth Line to central and west London.

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

#### Accommodation

The accommodation forms the second floor of a three storey building where the ground floor operates as a homeware store. The offices are partly open plan and partly partitioned, with male & female WC's. There is parking to the rear of the property for two cars.

<b>Office</b>	860 sq.ft ( 79.90 m <sup>2</sup> )
<b>Kitchen</b>	28 sq.ft ( 2.60 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** - £16,000 per annum. Rent(s) quoted is exclusive of any service charge, rates, utilities, building insurance and any VAT. Rent is payable quarterly in advance on the usual quarter days.

#### Rent

£16,000 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days

#### Planning & Use

Class E

#### Rates

<b>Rateable Value</b>	£13,250
<b>UBR (2025/2026)</b>	0.499
<b>Rates Payable</b>	£6,611.75

#### Energy Performance Asset Rating


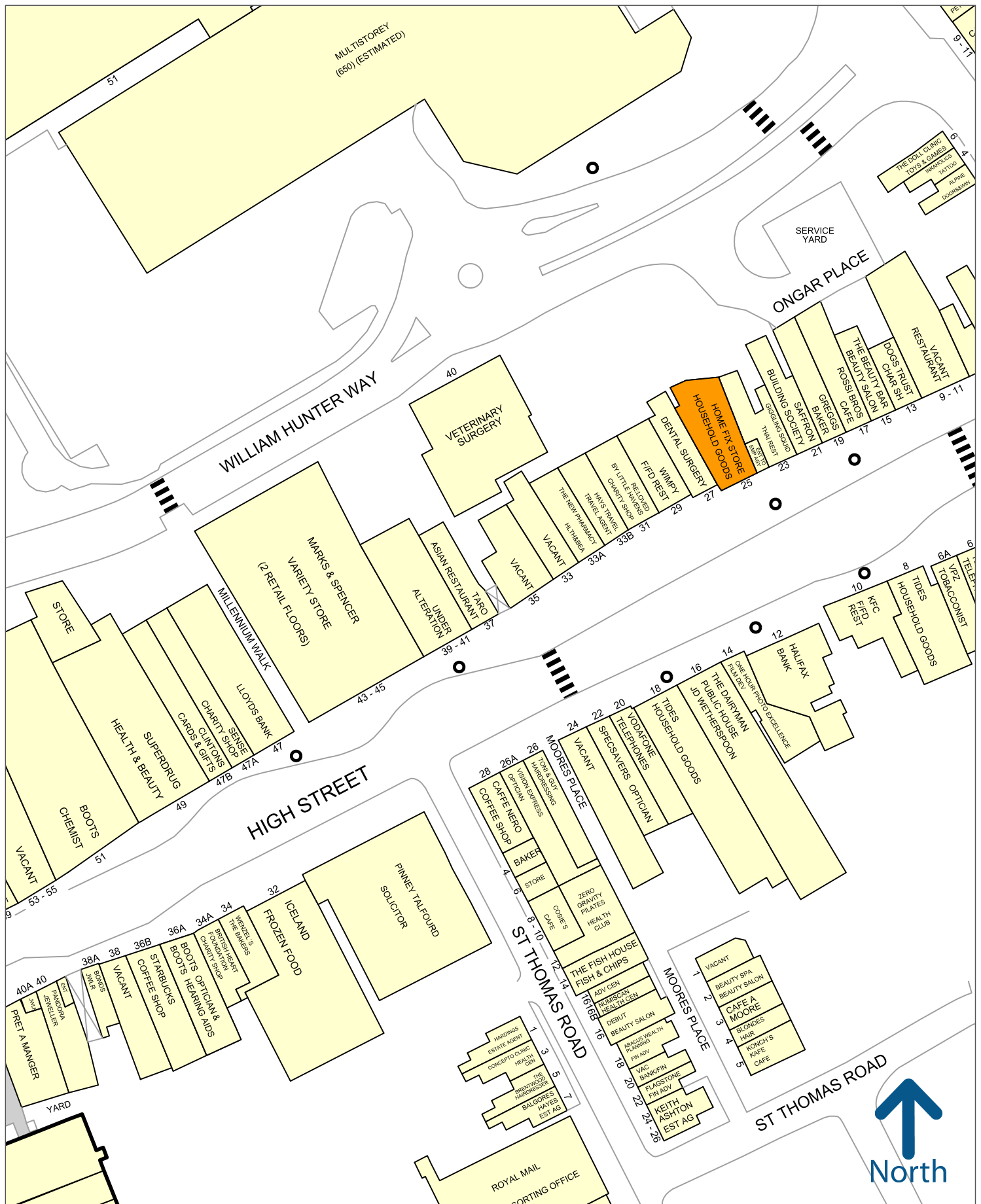
<b>D 76-100</b>	<b>83</b> This is how energy efficient this building is.
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#### Legal Costs

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.

#### Viewing & Further Information

Strictly by prior arrangement with Mass & Co on 01277 201300 or email Chris Stewart [chris@massandco.com](mailto:chris@massandco.com)



50 metres

Experian Goad Plan Created: 15/04/2025  
Created By: Mass and Co