

01277 201300

Mass & Co

Chartered Surveyors and Property Consultants Rose Hall, Chapel Street, Billericay. CM12 9LS

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18 GRESHAM ROAD, BRENTWOOD, CM14 4HN

OFFICE SUITES TO LET

320 sq.ft (29.73 m²)



Location

The premises are situated in Gresham Road, off Kings Road close to Brentwood railway station and accessible for the High Street. Brentwood benefits from excellent transport links via Junction 28 of the M25 Motorway which is about 10 minutes away and also gives access to the A12 providing direct access to Central London. The nearby Elizabeth Line station provides direct access to Stratford, central and west London, with a journey time to/from Liverpool Street of approximately 40 minutes

Accommodation

The accommodation forms part of the Mews a modern and refurbished range of ground floor office suites benefiting from secure 24 hour access shared W/C and kitchen facilities positioned under a 2 min walk from Brentwood railway Station. The rent includes utilities and service charges.

Terms

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

Rent

£12,800 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days



Service Charge

Included in the rent

Rates

| Rateable Value | 8,100 |
|-----------------|-------|
| UBR (2023/2024) | |
| Rates Payable | 0.499 |

Energy Performance Asset Rating





Legal Costs

Each party is bear thier own legal costs.

VAT

All rents are subject to value added tax

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

& Co for themselves and also as Agents for the seller(s)lessee(s) of this property give notice that:
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

- 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 conditional to the transaction.