



Commercial Property: Brentwood

Monthly £5,850

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 904389

An impressive 8,500 sq ft unit with office and
warehouse accommodation

DETAILS

On the Hutton Industrial Estate, close to the junction with Wash Road, the latter being a well-used link from the A127 Mountnessing Junction. Other occupiers on the estate include Buildbase, ATS Euromaster, Senate Electrical Wholesale, Alpine Windows & Doors, Balgore Motors, Toolrite, Howdens Timber Vickers Timber yards and Screwfix. Rail links to Central London (around 20 miles). Brentwood town centre lies 3 miles to the west.

THE BUILDING

An impressive modern Warehouse (6,060 sq.ft.) with spacious Office accommodation (2,431 sq.ft.) and parking to both front and right hand elevations for 10-12 cars. Rear yard accessed via side driveway.

ACCOMMODATION

All floor areas are approximate and have been measured on a gross internal basis. A detached building with front and side parking for 10-12 cars.

Warehousing of 6,060 sq.ft..

Office accommodation of 2,431 sq.ft.

Rear yard.

FEATURES

- A modern Warehouse/Office building
- Close main road links (A12/M25)
- On a well established estate

INSURANCE

The Tenant should insure their contents

TERMS

To be agreed with the landlord

AGENTS NOTE:

A director of Whirlledge and Nott has a freehold interest in this property.

CONTACT

Anthony Hicks 01268 783377

LEGAL

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

PLANNING

Interested parties are recommended to make their own enquires with the Local Planning Authority, Brentwood Borough Council, to ensure that any proposed use is in accordance with the current planning policy. Telephone 01277 312500.

BUSINESS RATES

The 2017 rating valuation refers to the premises as Workshop & Premises with a value of £56,500

EPC

The property is classed as Band D

NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of

any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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