

FOR SALE / TO LET

Industrial Warehouse with Offices

3,205 sq. ft. (298 m²)

UNIT 9, CHANCERYGATE BUSINESS CENTRE

Tallon Road, Hutton, Brentwood, Essex, CM13 1TE

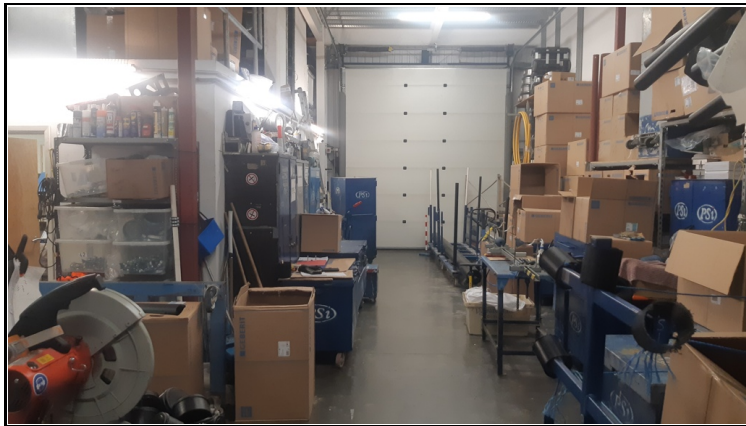
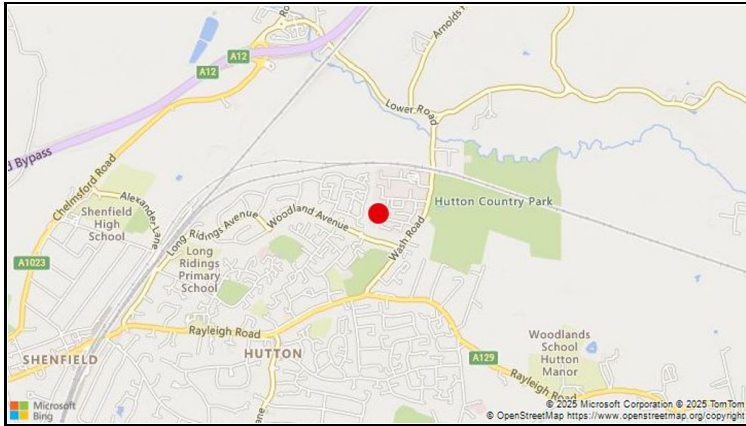


- Rare freehold opportunity or new lease
- Ground floor workshop, first floor offices
- CCTV/Alarm
- 3-Phase power
- End-terrace, built 2008
- Air conditioning/comfort cooling
- Onsite parking
- Close to A12, J12

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PROPERTY CONSULTANTS

01245 358988

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LOCATION

Chancerygate Business Centre is situated on Tallon Road in Hutton, Brentwood just 1.3 miles from the A12 (J12) providing dual carriageway access to the M25 (J28) (5.7 miles distant). Shenfield railway station (1.4 miles) provides regular train services to London Liverpool Street with a journey time of approximately 25 minutes.

DESCRIPTION

The property comprises an end-terrace, single storey industrial/warehouse with extended first floor offices. The ground floor provides warehouse space, accessed via a full height sectional shutter door, personnel door to lobby and WC, kitchen and reception. The first floor provides mainly open plan office space with comfort cooling. Externally there is forecourt, allocated parking for five cars and a 40 ft. container (included in sale).

ACCOMMODATION

Warehouse	1,649 sq. ft. (153 m ²)
First Floor	586 sq. ft. (54 m ²)
Mezzanine Office	970 sq. ft. (90 m ²)
Total	3,205 sq. ft. (298 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is offered for sale upon freehold terms or to let by way of a new full repairing and insuring lease for the term to be agreed, to be excluded from the provisions of Tenure of Security of the 1954 Landlord & Tenant Act, Part II.

PRICE/RENT

£750,000 exclusive/£40,500 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the Brentwood Borough Council for verification of the rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of 30 - B valid until 18 June 2033.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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