

TO LET

Modern Second Floor Office Suite With 49 Parking Bays

3,000 - 12,390 sq. ft. (279 - 1,151 m²)

ACADEMY PLACE, 2ND FLOOR

1-9 Brook Street, Brentwood, Essex, CM14 5LZ

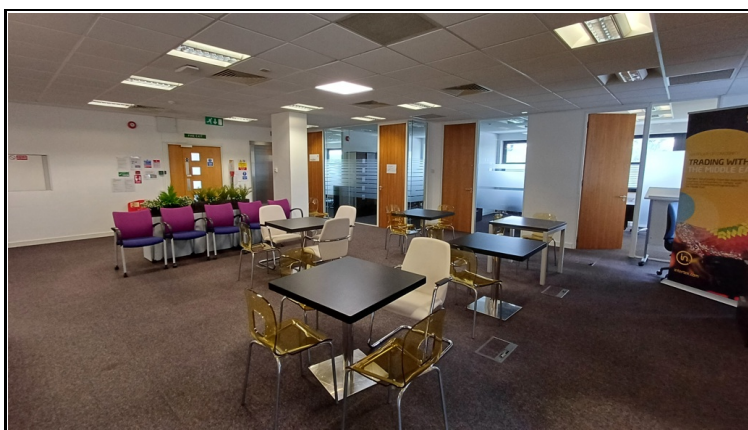
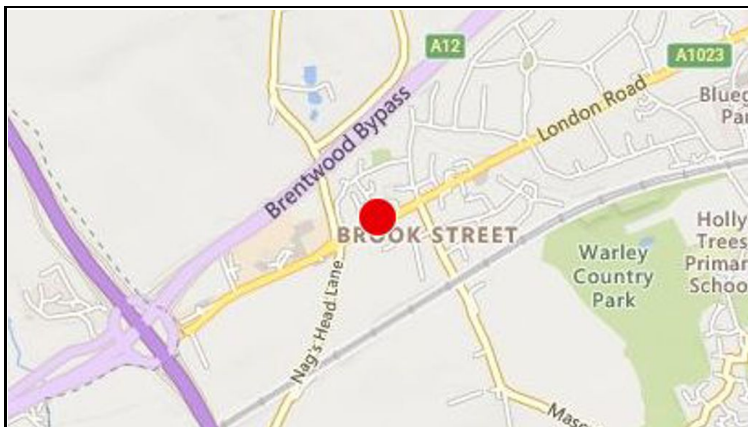


- To Be Refurbished
- Mainly Open Plan Configuration
- Staff Room/Kitchen
- Boardroom
- Air Conditioning
- Communal WC Facilities
- Raised Access Flooring
- Staffed Reception

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PROPERTY CONSULTANTS

01268 532425

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LOCATION

Academy Place is located approximately 1.5 miles from Brentwood town centre. Situated 24 miles north east of central London and 12 miles south west of Chelmsford, Brentwood is an affluent commuter town and one of the most established office locations on the M25. The building benefits from excellent communications, located just one mile from Junction 28 of the M25 motorway, and close to the A12 which provides direct access to central London. Stansted, City and Southend Airports are all within a 40 minute drive with Heathrow (56 miles west) and Gatwick (47 miles south west) also readily accessible. Brentwood mainline station provides services to London Liverpool Street every 10 minutes, with a journey time of 39 minutes.

DESCRIPTION

The available accommodation provides a second floor office suite which is to be refurbished and can be sub-divided to provide two smaller suites starting from 3,000 Sq.Ft, set within a three storey multi-let office building. The suite is of a mainly open plan configuration and benefits from suspended ceiling with inset lighting and raised access flooring. There is a communal staffed reception area on the ground floor, along with male and female WC facilities on each floor and is accessed via lift and stairs. On-site car parking is provided for 49 cars.

ACCOMMODATION

Total **3,000 - 12,390 sq. ft. (279 - 1,151 m²)**

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

TENURE

Leasehold. Available on a new full repairing and insuring lease direct from the Landlord, for a term to be agreed.

RENT

On application.

VAT

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

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a current Rateable Value, for the whole suite, of £243,000. Interested parties are advised to make their own enquiries of the relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC - The property has an EPC rating of C.

LEGAL FEES

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

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

David Sewell

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Colin Herman

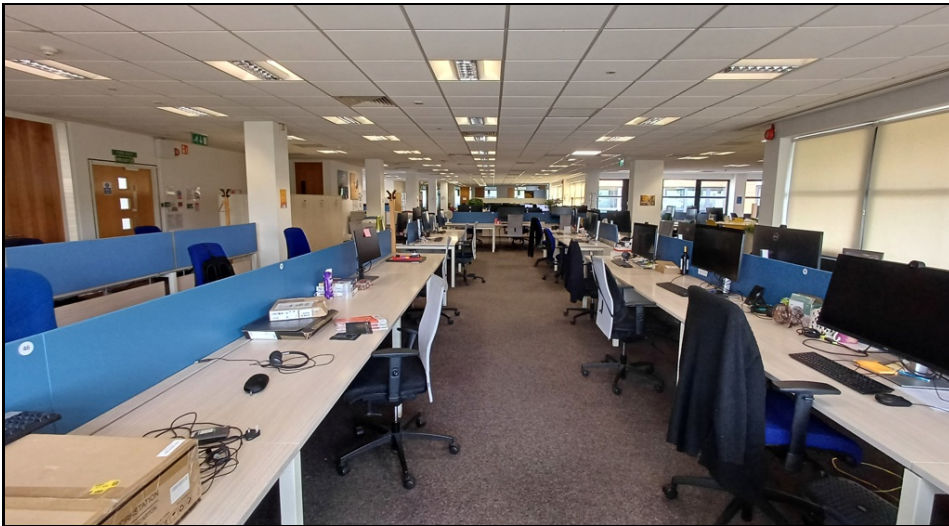
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