

TO LET

BUSINESS / INDUSTRIAL / TRADE UNIT

2,330 sq. ft. (216 m²)

UNIT 7, KINGS EIGHT

St. James Road, Brentwood, Essex, CM14 4LF

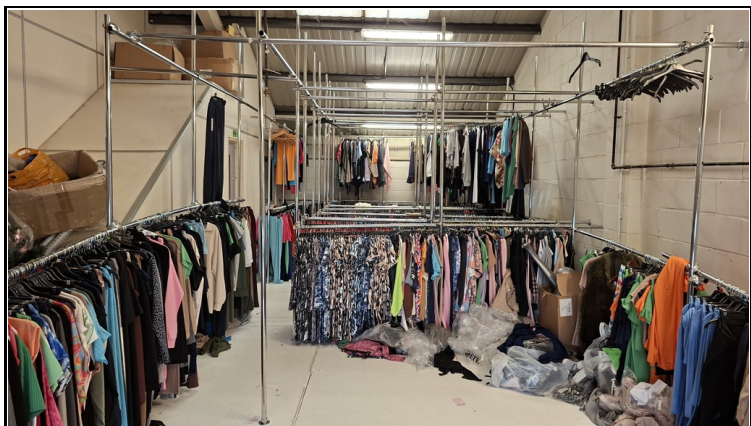
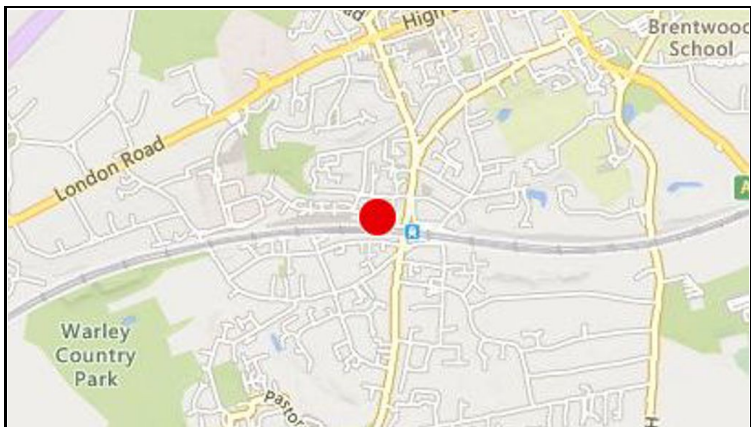


- Rare leasehold opportunity
- Ground floor workshop & stores
- First floor offices & stores

- Onsite parking spaces
- Brentwood town centre location
- Close to Brentwood/TFL station

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com



LOCATION

Kings Eight comprises a terrace of industrial/business/trade units, located off St James Road, adjacent to Brentwood Railway station (NCP) car park. The property is accessed via Kings Road/Warley Hill (B186). Brentwood Railway station is a short distance to the east, and benefits from regular services to London Liverpool Street (via the TFL/Elizabeth Line). Brentwood High Street is to the north. There are local retail and leisure amenities nearby on Kings Road/Warley Hill.

DESCRIPTION

Unit 7, Kings Eight comprises a mid-terraced, single storey light industrial unit, arranged as ground floor workshop & stores with first floor offices and mezzanine stores. The unit benefits from a personnel access to lobby, full height shutter door, W/C's, 3-phase power and space to park 4 cars.

ACCOMMODATION

Ground floor	1,165 sq. ft. (108 m ²)
First Floor	1,165 sq. ft. (108 m ²)
Total	2,330 sq. ft. (216 m²)

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

TENURE

The property is immediately available upon a new full repairing and insuring lease for a term to be agreed, to be excluded from the provisions of tenure of security of the 1954 Landlord & Tenant Act, Part II.

RENT

£31,500 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.

EPC

The property has an EPC Rating D - 98.

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:

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