

FOR SALE

Industrial / Warehouse Unit

4,690 sq. ft. (436 m²)

UNIT 9, HUTTON INDUSTRIAL ESTATE

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



- Rare freehold opportunity
- Clear internal space
- Well established estate
- Forecourt and side parking totalling 3,695 sq. ft.
- Office, W/C & mezzanine
- Close to A12 (J12) & M25

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

Tallon Road Industrial Estate is situated in Hutton, Brentwood approx. 1.3 miles from the A12 (J12) which provides 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

9 Tallon Road comprises an end-terrace, single storey industrial/warehouse unit of concrete frame construction with external forecourt/parking plus additional secure parking/storage space to the property's eastern boundary. Internally the property provides open warehouse/workshop space with small office and mezzanine stores to the front and W/C to the rear.

ACCOMMODATION

Warehouse/Workshop	4,308 sq. ft. (400 m ²)
Mezzanine	381 sq. ft. (35 m ²)
Total	4,690 sq. ft. (436 m²)

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

TENURE

The unit is available for sale upon freehold terms.

PRICE

£775,000 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 unit has an EPC Rating of C - 68.

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:

Tim Collins
Tel: 01245 342042 / 07720 806194
Email: tim.collins@kemsley.com

Jake Iliffe
Tel: 01245 342043 / 07946 482998
Email: jake.iliffe@kemsley.com

David Sewell
Tel: 01268 290299 / 07837 409316
Email: david.sewell@kemsley.com

Ref: AC2992/03.26/TAC



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are 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 Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



KEMSLEY^{LLP}

PROPERTY CONSULTANTS

01245 358988

www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are 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 Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.