

TO LET

Modern Warehouse/Storage Unit

2,433 sq. ft. (226 m²)

THE BARN, LARKRISE FARM

The Tyburns, Hutton, Brentwood, Essex, CM13 2JD



- Newly Constructed
- Roller Shutter (3m x 3m)
- Front Loading/Parking Area
- Would Suit Low Intensity Tenant

- New Concrete Floor
- LED Lights
- Private Road Access
- Mains Electricity & Water





LOCATION

Brentwood is situated 25 miles north-east of London and 12 miles south-west of Chelmsford. The M25 (J28) is approximately two miles from the town centre which has a regular train service to London Liverpool Street (35 minutes).

DESCRIPTION

Brand new steel portal frame warehouse/storage unit with 3m x 3m level access roller shutter loading door. The site located at the end of a quiet private road and would be mostly suited to a tenant requiring low intensity storage. The site is secure with gated access (electric) and provides mains electricity and water.

ACCOMMODATION

Total **2,433 sq. ft. (226 m²)**

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

TENURE

The property is available on a leasehold basis, further detail upon application.

RENT

£24,000 per annum exclusive.

VAT

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

BUSINESS RATES

The Tenant will be responsible for any business rates payable (if applicable).

SERVICE CHARGE

Not applicable.

EPC

The property has an EPC rating of B-47.

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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