TO LET

Industrial / Warehouse / Trade Unit

2,676 sq. ft. (249 m²)

UNIT 5 CHANCERYGATE

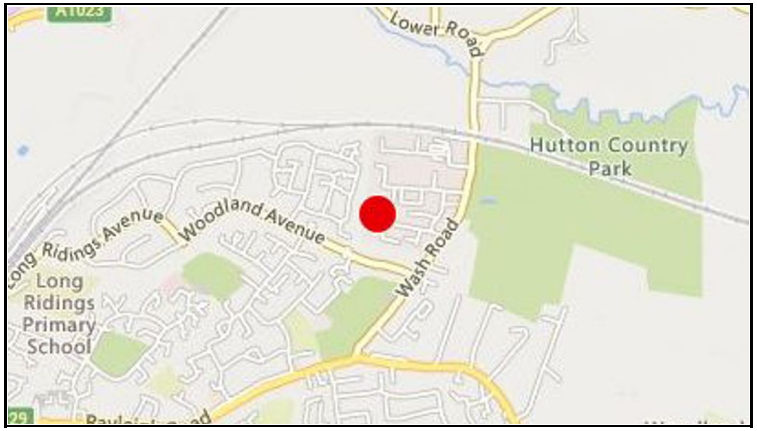
33 Tallon Road, Hutton, Brentwood, Essex, CM13 1TE



- Modern mid-terrace unit
- Warehouse/workshop 2008 built
- First floor offices & mezzanine
- Three phase power
- Eaves height 6-8m
- Parking/loading to forecourt

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PROPERTY CONSULTANTS
01245 358988
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Kemsley LLP 113 New London Road, Chelmsford, Essex, CM2 0QT







LOCATION

Chancerygate Business Centre is situated on Tallon Road in Hutton, Brentwood approximately 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 (TFL & Greater Anglia) train services to London Liverpool Street with a journey time of approximately 25 minutes.

DESCRIPTION

Unit 5, Chancerygate Business Centre comprises a mid-terrace, single storey light industrial/warehouse/trade unit built in 2008. The property provides ground floor warehouse/workshop and first floor offices. There is forecourt parking (five spaces)/loading. The unit has W/C's, kitchenette, 3-phase power, 6-8m eaves and full height electric shutter door. Mezzanine to be removed or left insitu.

ACCOMMODATION

Ground Floor	2,060 sq. ft. (191 m²)
First Floor	616 sq. ft. (57 m²)
Total	**2,676 sq. ft. (249 m²)**
Mezzanine	1,201 sq. ft. (111 m²)

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

TERMS

The property is available To Let upon new lease terms for a period to be agreed, to be contracted outside the Provisions of Tenure of Security of the 1954 Landlord & Tenant Act, Part II.

RENT

£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 67 - C valid until 18 June 2033.

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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