

TO LET

Modern Light Industrial Units

1,938 - 4,832 sq. ft. (180 - 449 m²)

UNITS 4 & 5, EVERIK BUSINESS CENTRE

Prospect Way, Hutton, Brentwood, Essex, CM13 1XA



- Two units, available separately/combined
- 3-phase power
- New lease terms

- Warehouse, workshop & offices
- Forecourt loading/parking
- Close to A12, J12

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com



LOCATION

Everik Business Centre is situated on Prospect Way, within Hutton Trading Estate, which is located off Wash Road, to the north east of Shenfield and Brentwood town centre. A12, Junction 12 is approximately 1.3 miles to the north. Shenfield railway station (TFL & Greater Anglia) provides regular train services to Stratford, London and across Essex.

DESCRIPTION

Units 4 & 5, Everik Business Centre comprises a pair of single storey, modern light industrial units, each arranged to provide ground floor workshop/warehouse and first floor offices. Unit 4 has larger, extended mezzanine offices. The units, which are available separately or combined, benefit from shutter doors, 3-phase power, 6.3 metre max eaves height, kitchenette, W/C and forecourt parking/loading.

ACCOMMODATION

Unit 4 - Ground Floor	1,625 sq. ft. (151 m ²)
First Floor	1,238 sq. ft. (115 m ²)
Total	2,863 sq. ft. (266 m ²)
Unit 5 - Ground Floor	1,625 sq. ft. (151 m ²)
First Floor	344 sq. ft. (32 m ²)
Total	1,969 sq. ft. (183 m ²)

Combined Total 4,832 sq. ft. (449 m²)

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

TENURE

The units are available separately or combined upon new full repairing and insuring terms for a period to be agreed, to be constructed outside the provisions of Tenure of Security of the 1954 Landlord & Tenant Act, Part II.

RENT

Unit 4 - £34,950/Unit 5 - £29,535 per annum exclusive /
Units 4 & 5 - Upon application.

VAT

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

BUSINESS RATES

From enquiries made of the Local Authority we are advised that the units rateable values are:

Unit 4: £22,500

Unit 5: £23,250

EPC

Unit 4: rating C - 64

Unit 5: rating D - 91

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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