TO LET

Newly Refurbished Office With Parking

1,005 sq. ft. (93 m²)

UNIT 1

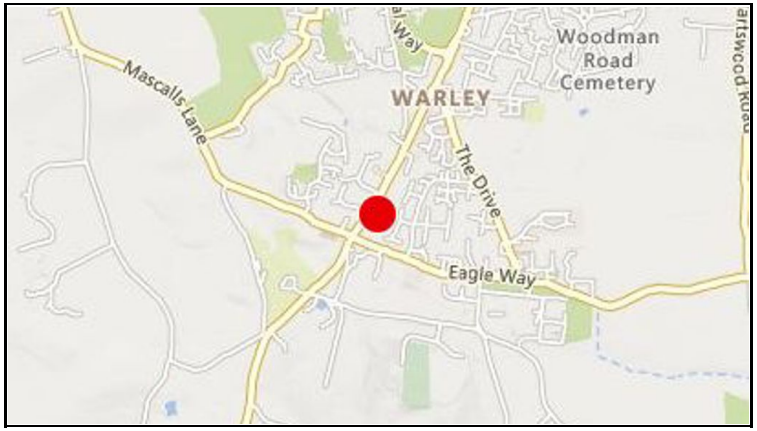
282-284 Warley Hill, Great Warley, Brentwood, Essex, CM13 3AB



- Newly Refurbished Self-Contained Office
- Close proximity to Brentwood Station
- Storage Area
- Allocated Parking Spaces
- Pleasant working environment
- Gas Heating

KEMSLEY LLP
PROPERTY CONSULTANTS
01268 532425
www.kemsley.com

Kemsley LLP Phoenix House, Christopher Martin Road, Basildon, Essex, SS14 3EZ







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
The available accommodation comprises a self-contained, newly refurbished office suite extending to approximately 1,005 sq ft (93.4 sq m). Finished to a modern specification, the suite provides three separate offices, a storage area, refurbished kitchenette, self-contained male and female WC facilities, and gas heating.

The suite offers bright, high-quality office accommodation in a professional working environment, conveniently located within easy reach of Brentwood town centre and local transport links.

ACCOMMODATION

Total	**1,005 sq. ft. (93 m²)**

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

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

RENT
£30,150 per annum exclusive.

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

BUSINESS RATES
From enquiries made of the VOA, we are advised that the property has a rateable value of £18,000. Interested parties are advised to make their own enquiries of the relevant local authority.

EPC
The property has an EPC rating of D-87.

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:

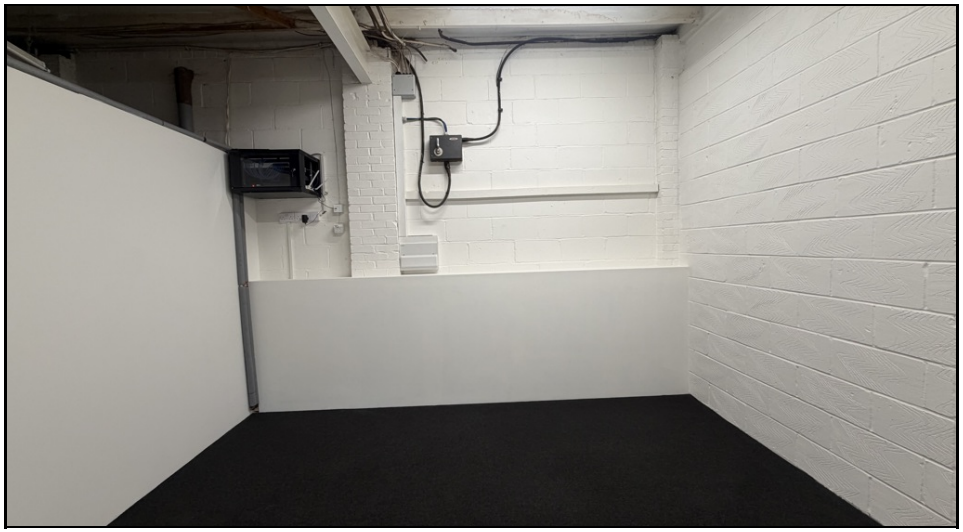
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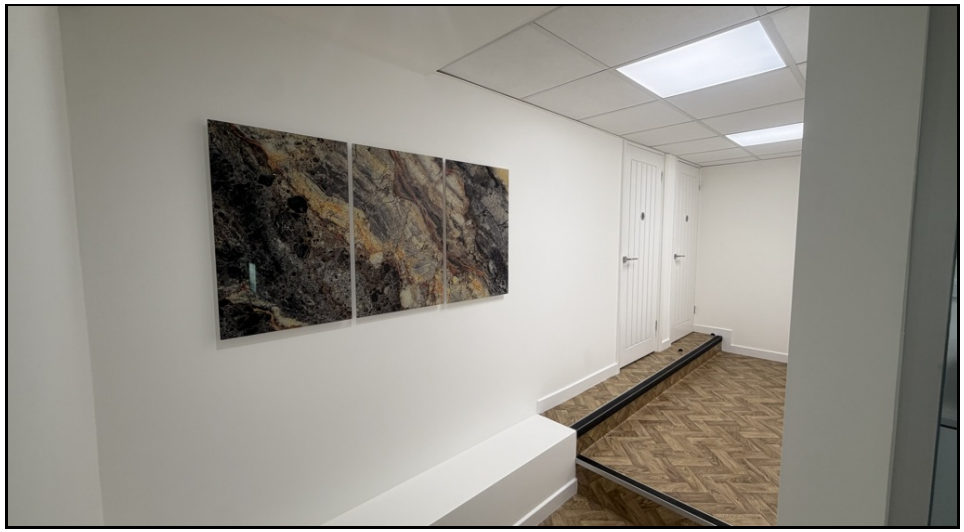
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