

Town Hall, Ingrave Road, Brentwood

CM14 9PJ



To Let

194 to 204 sq ft
(18.02 to 18.95 sq m)

£25 per sq ft

Office Suites

- Town Centre Location
- Short Walking Distance to Brentwood Station & High Street
- New lease agreements from 2 years

Location

Brentwood Town Hall is located on Ingrave Road, just a short distance away from Brentwood Town Centre.

Brentwood has great transport links via A12 and M25, providing fast access to Central London, Stansted airport and the east of England. Brentwood railway station is a 15 minute walk, providing easy access to London (Elizabeth Line).

Description

Two ground floor office suites forming part of the Town Hall Building. Each benefitting from communal facilities including WC's, kitchen and staff areas.

Accommodation

Description	Size	sq ft	sq m
Suite 1	194 sq ft	194	18.02
Suite 7	204 sq ft	204	18.95

Terms

Each suite is offered by way of a new lease from two years.

Rent

Suite 1: £4,850.00 per annum exclusive

Suite 7: £5,100.00 per annum exclusive

Business Rates

Suite 1 Rateable Value - £4,750

Suite 7 Rateable Value - £4,350

Each Suite qualifies for Small Business Rate Relief.

Service Charge

A service charge is applicable to cover the communal facilities.

Planning and Use

Class E - Offices

Energy Performance Certificate

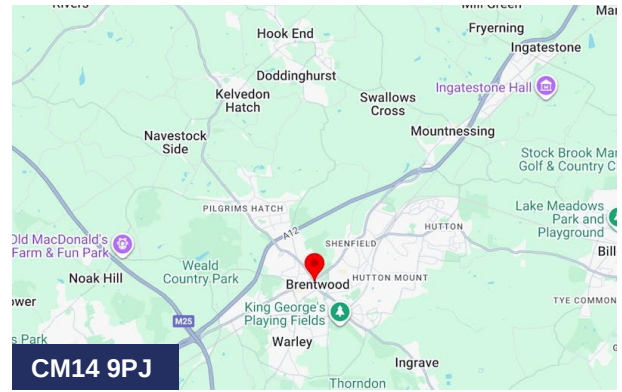
B34

VAT

VAT is applicable to the rent and service charge

Legal Costs

Each party to bear their own legal costs.



Summary

Available Size	194 to 204 sq ft
Rent	£25 per sq ft
Business Rates	Details on request
Service Charge	£13 per sq ft
EPC Rating	B (34)

Viewing & Further Information

Mark Mannering

01277 289150 | 07896 768002

mark@mjmpropertyconsultants.co.uk