



KINGSGATE

BRENTWOOD

1 KING EDWARD ROAD,
BRENTWOOD, ESSEX CM14 4HG

www.kingsgate-brentwood.co.uk

TO LET QUALITY GROUND FLOOR OFFICE SUITE

8,853 sq.ft. (822 sq.m)



LOCATION Kingsgate is adjacent to Brentwood main line station providing a direct service to London Liverpool Street via Stratford International in 35 minutes. It will also benefit from Crossrail, providing a link to Heathrow Airport in 72 minutes. Just a short walk from the High Street, Brentwood also benefits from excellent road and communications being located just off the A12 at Junction 28 of the M25, providing easy access to central London, Stansted Airport and eastern England.

DESCRIPTION The entire ground floor suite offering mainly open plan office accommodation within this impressive modern building.

ACCOMMODATION Ground Floor 8,853 sq.ft. (822.44 sq.m). These floor areas are approximate and have been measured on a net internal basis.

EPC D-88.

RENT £30.00 per sq.ft.

VAT VAT will be applicable at the prevailing rate.

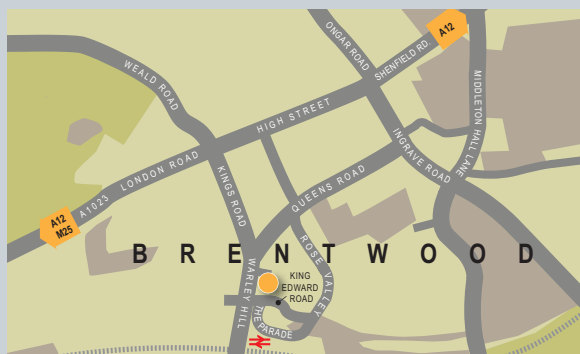
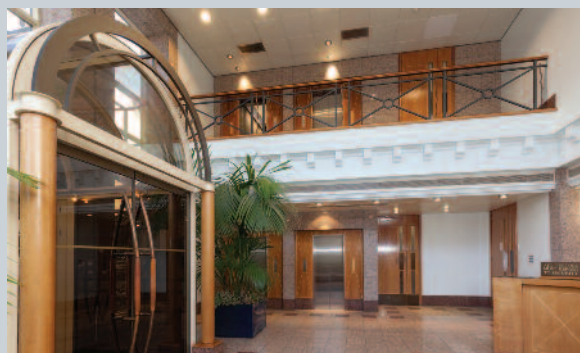
BUSINESS RATES The current Rateable Value is £161,000. The rates payable in 2018/19 equate to £79,373.

SERVICE CHARGE A service charge is applicable. Further details on application.

LEGAL FEES Each party to bear their own legal costs incurred in this transaction.

CONSUMER PROTECTION REGULATIONS It is recommended that applicants seek independent professional advice in relation to the acquisition of this property.

CONTACT Strictly by appointment with joint letting agents.



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BRENTWOOD

FULL ACCESS RAISED FLOORS
FULL VAV AIR CONDITIONING
2 PASSENGER LIFTS PLUS GOODS LIFT
22 CAR PARKING SPACES

Parkview House
Victoria Road South
Chelmsford CM1 1NG
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