

18 Tallon Road,
Hutton, Brentwood
Essex, CM13 1TJ



TO LET, HUTTON (BRENTWOOD) ESSEX
CAR SHOWROOM & PREMISES WITH SUBSTANTIAL PARKING
APPROX 11,500 SQ.FT. OVERALL

**DEDMAN
GRAY**

Property Consultants

Location:

On the established Tallon Road Industrial Estate, close to the junction with Wash Road, and providing excellent road links to the A12, with J28 of the M25 only 5 miles distant. Other occupiers on the estate include Screwfix, ToolStation, Howdens, Design Porsche 911, Vickers Timber & WysePower, testimony to the attraction of the estate.

Accommodation:

All measurements are approximate, and were measured on a GIA (Gross Internal Area) basis.

Front two storey building, the ground floor with an entrance/reception & stylish WC's & shower room, Office and showroom (935 sq.ft.). First floor Offices, the majority open plan, with 2 cellular Offices and staff break-out room



Mid single storey showroom (4,077 sq.ft.) with a 3.6m eaves height & 5.4m apex with clear lacquered concrete floor.

Rear two storey building, the ground floor workshop (1,420 sq.ft.) having a 3,000kg vehicle lift & staircase to the first floor showroom (3,185 sq.ft.).

Fully refurbished to a very high standard.

Features:

- On Established Business Estate
- Excellent Links to A12 & M25
- Approx. 11,500 Sq.ft. Overall
- Car Showroom & Premises
- Suit Various Other Uses
- Substantial On-Site Parking
- Full LED Lighting System
- CCTV System & Electric Roller Shutters

Terms:

To let, by way of a FR&I lease, for a number of years to be agreed, at a rent of £135,000pa, plus VAT.

Planning:

Interested parties are recommended to make their own enquiries with the Local Planning Authority to ensure that any proposed use is in accordance with the current planning policy.

Services:

We understand that the property benefits from all mains services but interested parties are advised to make their own enquiries to ensure their presence and adequacy.

Business Rates:

The most recent rating assessment shows a rateable value from the 1st April 2026 of £82,000.

Energy Performance Certificate (EPC):

An EPC has been commissioned and will be made available on request.

Legal Fees:

Both parties are to be responsible for their own legal fees.





Viewing Arrangements:

Strictly via prior appointment only via Gerard Biagioni of Dedman Gray Property Consultants.

For further information or to arrange a viewing contact:

Gerard Biagioni: 01702 311 037

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Every attempt has been made to ensure accuracy; however, all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671

