

TO LET

Two A1 Retail Units

Approx. 331 Sq Ft & 884 Sq Ft (30.8 Sq M & 82.2 Sq M) N.I.A.

STATION PLACE, 114 - 116 KINGS ROAD

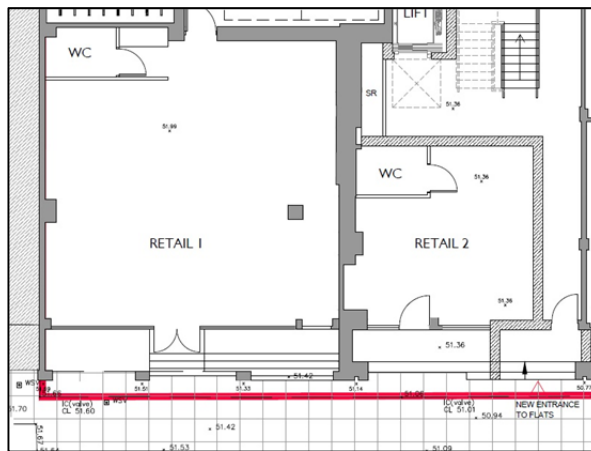
Brentwood, Essex, CM14 4EA

- Two retail units
- Close to Brentwood mainline railway station
- Shell condition units
- Available to pre-let

KEMSLEY
PROPERTY CONSULTANTS

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www.kemsley.com



LOCATION

The two retail units are located on Kings Road, close to Brentwood Mainline Railway Station. 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 two lock up retail units, each with a WC facility and with unit 114 having rear service access for loading/un-loading. The units will form part of what will soon be Station Place, with the upper parts comprising of 15 new residential apartments.

ACCOMMODATION

No. 114	884 Sq Ft	(82.2 Sq M)
No. 116	331 Sq Ft	(30.8 Sq M)

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

TENURE

The units are available to let upon a new full repairing and insuring lease for a minimum period of 5 years, further details upon application.

EPC

D-89.

RENT

114 - £29,500 per annum exclusive.
116 - £12,000 per annum exclusive.

VAT

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

BUSINESS RATES

To be reassessed.

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.

CUSTOMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

CONTACT

Strictly by appointment via sole agents:

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