

# On the Instruction of Columbia Threadneedle

## BRENTWOOD, The Baytree Centre, Essex CM14 4BX

### SHORT TERM RETAIL OPPORTUNITIES



#### Location

Located within the prime pitch with direct access to Brentwood's largest town centre car park, The Baytree Centre is now offering a number of short-term temporary opportunities in time for Christmas 2017.

Brentwood is an affluent Essex town with excellent connections to Central London, which will improve with the arrival of Cross Rail in 2019. The town has a primary catchment of 70,000 people and a social structure of 68% ABC1s\*

The centre is currently anchored by **Wilko** and **Sports Direct**. Other retailers in the centre include **WH Smith**, **The Body Shop**, **EE**, **Three** and **Holland & Barrett**. Other nearby retailers on the High Street include **M&S**, **New Look**, **Fat Face** and **Waterstones**.

*\*PMA 2016 Data*

#### Key Features

- A1 Retail Units
- Available Immediately
- Flexible Terms
- Prime Location

#### Viewing

By appointment via this office:

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#### Accommodation

Units from approximately 825 sq ft (77 sq m) to 2,300 sq ft (214 sq m) net internal area are available.

#### Terms

The units are available on leases contracted outside of the Landlord & Tenant Act on flexible terms for up to 12 months, subject to mutual rolling break clauses.

#### Rent

Rents to include service charge, but excluding business rates. Further information on application.

#### Rates

Further information available on request. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

#### EPC

EPC's for individual units are available on request.

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