

16 Tallon Road, Hutton,  
Brentwood, Essex,  
CM13 1TF



FOR SALE, HUTTON (BRENTWOOD) ESSEX  
DETACHED WORKSHOP & PREMISES APPROX. 10,300 SQ.FT.  
ON PLOT OF 0.294 OF AN ACRE, WITH FULL VACANT POSSESSION



## 16 Tallon Road, Hutton, Brentwood, Essex, CM13 1TF

**Description:** All measurements are approximate, and have been measured on a gross internal area basis:

Ground Floor: Main production area/workshop 7,106 sq.ft.  
Side addition 1,741 sq.ft. Front Offices, WC's and mess room 382 sq.ft. Apex Height 5.6m. Eaves Height 3.6m.  
First Floor: Offices 328 sq.ft. and staff canteen 747 sq.ft.

The plot extends to some 0.294 of an acre with front parking for about 9 cars.



### Features:

- On Established Business/Industrial Estate
- Standalone Workshop & Premises
- Excellent Road Links To The A12
- Offered With Full Vacant Possession
- Offering A Total Of Approx. 10,300 Sq.Ft.
- Parking For 9 Cars

**Tenure:** Freehold.

**Business Rates:** The 2017 rating assessment describes the property as Workshop & Premises with a value of £39,750, resulting in Business Rates payable of some £20,000pa.

**Legal Fees:** Each party is to be responsible for their own legal fees.

**Viewing:** All viewing arrangements are via Gerard Biagioni of Dedman Gray Property Consultants, on 01702 311 037.

**Guide Price:** £895,000 Freehold