

KINGS HOUSE, 101 - 135 KINGS ROAD, BRENTWOOD, ESSEX, CM14 4DR

TO LET - TOWN CENTRE OFFICE ACCOMMODATION

6,224 sq.ft - 8,670 sq.ft (578.23 m² - 805.47 m²)



Location

The premises are situated off Kings Road, Brentwood close to the station and High Street. The town benefits from excellent communications, with Junctions 28 and 29 of the M25 Motorway within 2 and 3 miles respectively from the subject property. In addition, the A12 passes through Brentwood providing direct access to Central London.

The nearby mainline railway station provides services to London Liverpool Street Station, every 10 minutes with a journey time of approximately 30 minutes. In addition, Brentwood will be one of the main stations in the Crossrail scheme linking Heathrow Airport in the west to Shenfield in the east. Brentwood has attracted a number of major corporate occupiers such as Ford Credit, SKY, Countryside, BT, Baker Tilly and The National Centre for Social Research amongst others.

Accommodation

The accommodation forms part of the ground floor of Kings House (a self-contained 3 storey office property 1988). Staff facilities including Male & female WC's and kitchen area are included in the space. The accommodation benefits from allocated on site parking

Part Ground Floor area 1	6,224 sq.ft (578.23 m ²)
Part Ground Floor area 2	8,670 sq.ft (805.47 m ²)

Terms

The premises are offered by way of a new sub-lease for a term expiring in May 2023

Rent

Upon application.

Service Charge

In addition to the rent, there will be a service charge applicable for the recovery of costs for providing heating, lighting and common services. Further details are available upon request.

Rates

Rateable Value	To be advised
-----------------------	---------------

Energy Performance Asset Rating

E 101-125	123 This is how energy efficient this building is
------------------	--

Legal Costs

Each party to bear their own

VAT

VAT will be applicable

Viewing & Further Information

Contact sole letting agents Mass & Co.

Mark Mannering - mark.mannering@massandco.com

Zaman Sheikh - zaman@massandco.com