

OFFICE

**BUSINESS
SPACE
AGENCY****TO LET**

OFFICE SUITES, CHURCHILL HOUSE, HORNDON INDUSTRIAL PARK, WEST HORNDON, BRENTWOOD CM13 3XD

**FIRST FLOOR OFFICES WITH
PARKING FROM 739 - 1,525 SQ FT
68 - 142 SQ M**

- SHARED WCs (UNITS 8 - 11)
- CAR PARKING
- 24 HOUR SECURITY

LOCATION

Churchill House is located at the front of Horndon Industrial Park opposite West Horndon British Rail station.

Communication links are excellent with the A128 intersecting the A127 a mile or so to the north east with the A127 providing direct access to the national motorway network via Junction 29 of the M25 approximately five miles to the west.

Twenty four hour security is provided at the manned gatehouse to the front of the estate

DESCRIPTION

Churchill House is a multi-occupied two storey office complex with brick elevations and single glazed Crittall windows. The available suites provide a mix of open plan and partitioned offices which are heated, carpeted and lit. A shared entrance provides access to the first floor suites.

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WELL PLACED**PROPERTY ADVISORS**

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ACCOMMODATION

The premises have been measured on a net internal basis and the following approximate areas are available:-

FLOOR	SQ FT	SQ M
UNIT		
F/F Suites 9/10	739	68
F/F Suite 11	786	73
TOTAL	1,525	142

TERMS

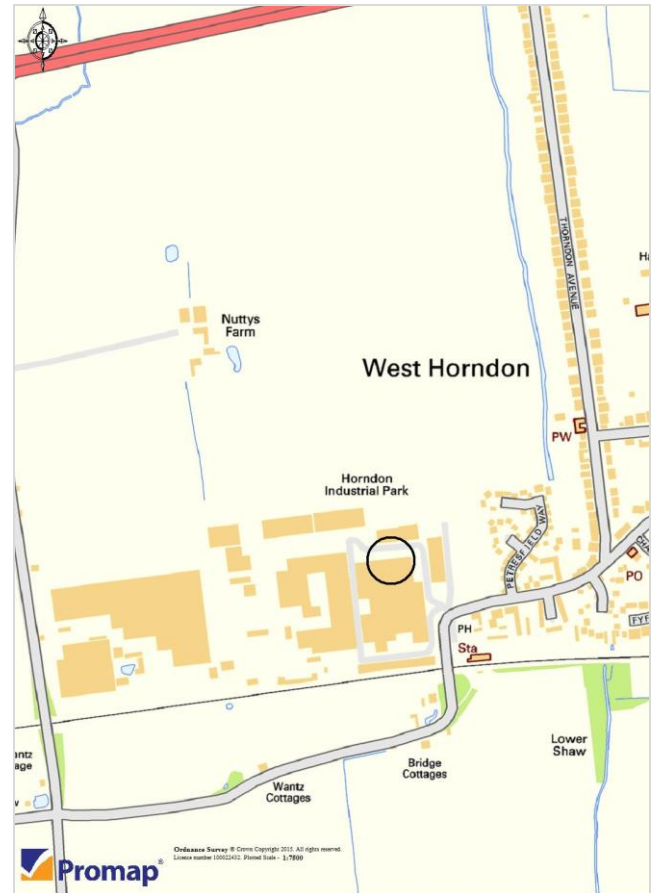
The suites are available to let individually or combined on new internal repairing agreements for a minimum of 12 months. The rent includes service charge and utilities (excluding telecoms) but does not include business rates. Rent on application.

RATEABLE VALUE

Applicants are advised to verify details of the current assessment by contacting Brentwood Borough Council on 01277 312500.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.



ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been requested and will be available shortly.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment through Glenny LLP
Daniel Wink

CONTACT

For further details on these and many other available properties please contact:



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16 December 2015
AX2681

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