

BusinessSpace

GLENNY LLP • CHARTERED SURVEYORS • PROPERTY CONSULTANTS

To Let



Office Suites, Churchill House, Horndon Industrial Park
Station Road, West Horndon CM13 3XD

**Ground and First floor office suite with parking
available individually or combined
Approx. 285 – 3,533 sq.ft (26.4 – 328 sq.m)**

Can be made self contained
24 hour manned security
Perimeter trunking
Car parking

Immediately opposite West Horndon railway station

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GLENNY
LLP
Maximising Property Assets
www.glenny.co.uk

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Churchill House, Horndon Industrial Park,
Station Road, West Horndon CM13 3XD

285 – 3,533 sq.ft (26.4 – 328 sq.m)

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.

Description

Churchill House is a multi-occupied two storey office complex with brick elevations and single glazed Crittall windows.

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

Amenities

- Suite 12 – self contained, kitchen & WCs
- Shared kitchen & WCs (Units 8-11)
- Heating
- Carpeting
- Car parking
- Perimeter trunking
- 24 hour security

Accommodation

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

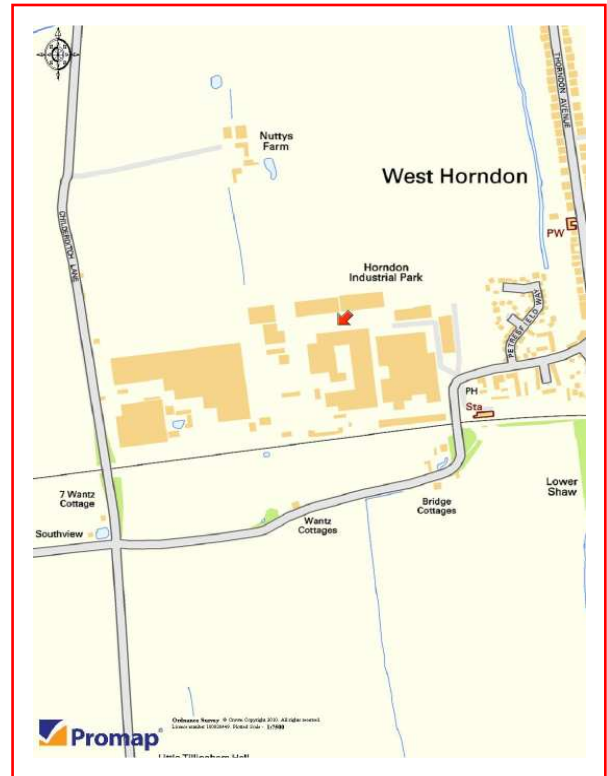
	sq.ft	sq.m	Rent pax
F/F Suite 8	285	26.4	£2,850
F/F Suites 9/10	428	39.8	£4,280
F/F Suite 11	771	71.6	£7,710
G/F Suite 12	2,049	190.3	£20,500

Leasing Terms

The suites are available to let individually or combined on new internal repairing leases on terms to be agreed.

Legal Costs

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



VAT

The above rent/price is exclusive of VAT which may be applicable under the Finance Act 1989. Accordingly interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

Rateable Value

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

Energy Performance Certificate

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

Service Charge

A service charge is payable for communal heating charges, cleaning and upkeep of the common parts of the building along with a contribution towards the security on the estate. Details upon application.

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