

1 ST JAMES ROAD

BRENTWOOD, ESSEX, CM14 4EF



DETACHED OFFICE BUILDING • BRAND NEW ACCOMMODATION AVAILABLE TO LET

- Approx. 3,460 sq ft (321.4 sq m)
- Excellent location close to Brentwood (BR) Station
- Brand new extended building
- Comfort cooling / heating
- DDA compliant lift to all floors
- 12 car parking spaces
- BREEAM rating of very good



TEL: 01277 226222

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LOCATION

The historic Essex town of Brentwood is a thriving south east commercial centre situated approximately 23 miles north east of London, 5.5 miles north east of Romford and 12 miles south west of Chelmsford. Ideally located at J28 of the M25 at the intersection with the A12 providing excellent road links.

The property is very prominently located just off Kings Road and opposite Brentwood Rail Station which provides an excellent service to London Liverpool Street (35 minutes).

DESCRIPTION

A newly extended four storey detached brick built office building totalling approx. 3,460 sq ft (net internal) has been built to a modern top specification finish to include comfort cooling / heating and incorporates a DDA compliant lift to all floors.

The building has the benefit of car parking provision for 12 cars.

ACCOMMODATION

Ground Floor approx	348 sq ft	(32 sq m)
First Floor approx	961 sq ft	(89.25 sq m)
Second Floor approx	1,016 sq ft	(99.96 sq m)
Third Floor approx	1,136 sq ft	(105.5 sq m)

NB: We would stress that all floor areas are approximate and net internal. In any event it is of course the proposed tenant's responsibility to fully satisfy themselves as to the exact floor area.

TENURE

The premises are to be let on a new full repairing and insuring lease for a term to be agreed.

TERMS

Rental offers are sought in the order of £70,000 pax.

RATES

The rateable value has been assessed at £79,500.

LEGAL COSTS

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

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distance are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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VIEWING

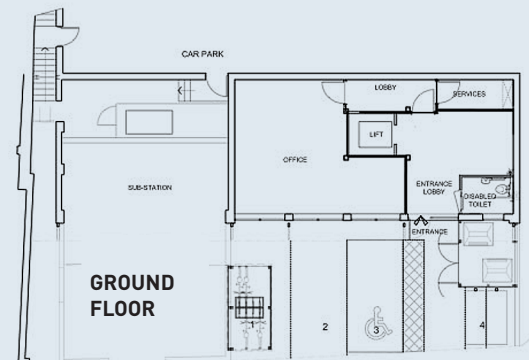
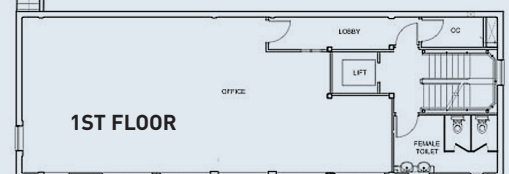
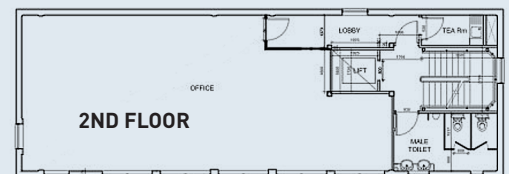
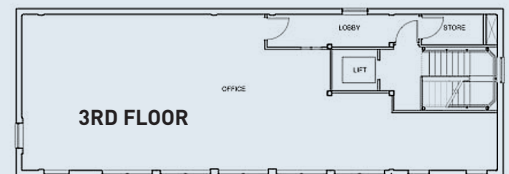
To view or for further information, please contact Michael Storrs at the sole agents:

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Subject to Contract



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