

**RARE
OPPORTUNITY**

1 ST JAMES ROAD

BRENTWOOD ESSEX CM14 4EF



DETACHED OFFICE BUILDING - BRAND NEW ACCOMMODATION

3,460 sq ft (321.4 sq m) approx

FOR SALE

- Excellent location close to Brentwood (BR) Station
- Comfort cooling / heating
- DDA compliant lift to all floors
- 12 car parking spaces
- BREEM rating of very good

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LOCATION

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 occupies a prime position opposite Brentwood Rail Station which provides an excellent service to London Liverpool Street (35 minutes).

DESCRIPTION

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

The building has 12 car parking spaces.

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

For Sale Freehold.

TERMS

Offers are sought in excess of £750,000.

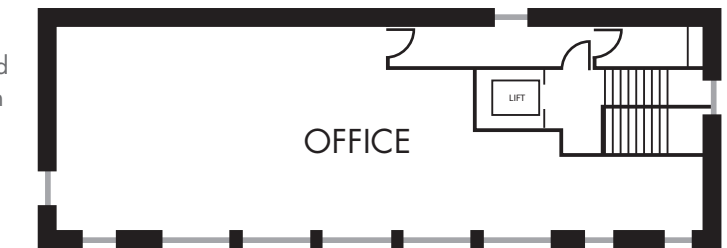
RATES

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

LEGAL COSTS

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

FLOOR PLAN



Indicative floor layout



VIEWING

To view or for further information, please contact Mike Storrs at the sole agents.

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