



## TO LET

Modern Industrial/Warehouse

## UNIT 12 CHANCERYGATE BUSINESS CENTRE

33 Tallon Road, Brentwood, Essex, CM13 1TE



**New lease Terms**  
**Workshop and offices**  
**Mezzanine**

**3 phase power**  
**Five parking spaces**  
**Close to A12/M25**

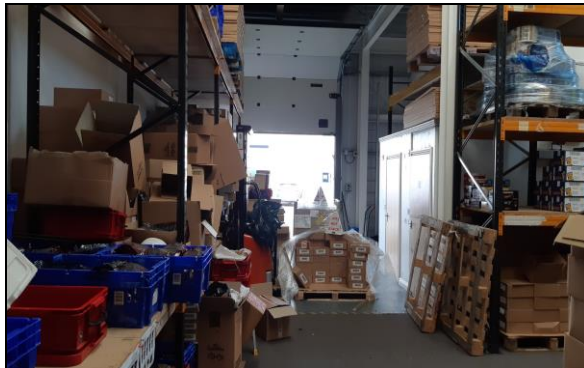


## LOCATION

Chancerygate Business Centre is situated on Tallon Road in Hutton, Brentwood just 1.3 miles from the A12 providing dual carriageway access to the M25, J28 (5.7 miles distant). Shenfield railway station (1.4 miles) provides regular train services to London Liverpool Street with a journey time of only 25 minutes.

## DESCRIPTION

The property comprises an end-terrace, single storey industrial / warehouse / trade unit with first floor offices and mezzanine offices/stores. At ground floor the unit provides warehouse / workshop space, accessed via a full height sectional shutter door and personnel door to lobby and WC. The offices at the first floor provide modern open plan space, with air conditioning, plus a mezzanine providing offices and stores. Externally there is forecourt and allocated parking.



## ACCOMMODATION

Ground Floor	1,426 sq.ft.	(32.52 sqm)
First Floor	482 sq.ft.	(44.84 sqm)
Offices		
Mezzanine	432sq.ft.	(40.09sqm)
Office/Storage		
<b>Total</b>	<b>2,340 sq.ft.</b>	<b>(217.45 sqm)</b>

The above floor areas are approximate and have been measured on a gross internal basis.

## TENURE

The property is available upon new lease terms for a period to be agreed, to be excluded for the provision of the Tenure of Security of the Landlord & Tenant Act 1954

## RENT

£29,500 per annum exclusive

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## EPC

An EPC has been commissioned.

## BUSINESS RATES

The property has a Rateable Value of £17,500. Interested parties are advised to make their own enquiries of the Local Authority, Brentwood Borough Council, for verification of rates payable.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## Viewing

Strictly by appointment via joint sole agents



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