

TO LET

First Floor Open Plan Office Suite With Parking

2,773 sq. ft. (258 m²)

FIRST FLOOR (PART), ACADEMY PLACE

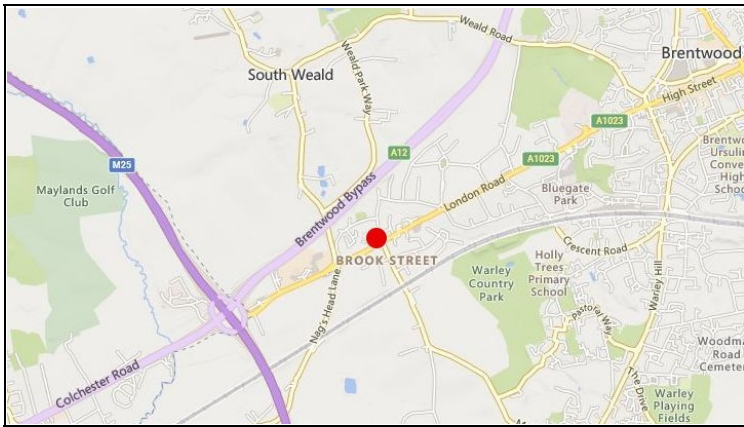
1-9 Brook Street, Brentwood, Essex, CM14 5NQ



- Open Plan Configuration
- Raised Access Flooring
- 11 On-site Car Parking Spaces
- Male & Female W/C Facilities On Each Floor
- Suspended Ceiling With Inset Lighting
- Accessed Via Lift And Stairs
- Communal Reception Area On Ground Floor
- Air-conditioning

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LOCATION

Academy Place is located approximately 1.5 miles from Brentwood town centre. Situated 24 miles north east of central London and 12 miles south west of Chelmsford, Brentwood is an affluent commuter town and one of the most established office locations on the M25. The building benefits from excellent communications, located just one mile from Junction 28 of the M25 motorway, and close to the A12 which provides direct access to central London. Stansted, City and Southend Airports are all within a 40 minute drive with Heathrow (56 miles west) and Gatwick (47 miles south west) also readily accessible.

DESCRIPTION

The available accommodation comprises first floor office suite set within a three storey multi-let office with communal w/c facilities & manned reception. The suite provides modern office open plan accommodation plus reception area, board room, two meeting rooms & staff room/kitchen. The office benefits from LED lighting, & air-conditioning. Externally, allocated parking is provided with 11 dedicated parking bays.

ACCOMMODATION

Total 2,773 sq. ft. (258 m²)

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

TENURE

The property is available on a leasehold basis by way of sub-letting or assignment. The current lease expires on the 25th January 2027. If a longer term is required, there is also the option a new lease being granted, subject to the simultaneous surrender and grant of a new lease, to a party of acceptable standing to the landlord.

RENT

£69,325 per annum exclusive.

VAT

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

BUSINESS RATES

From enquiries made of the Valuation of Agency, we believe the rateable value to be £73,000 for 2024/25. Based upon the Uniform Business Rate we believe the rates payable amount will be £39,858.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of C.

LEGAL FEES

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

CONTACT

Strictly by appointment via sole agents:

David Sewell

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Ryan Jones

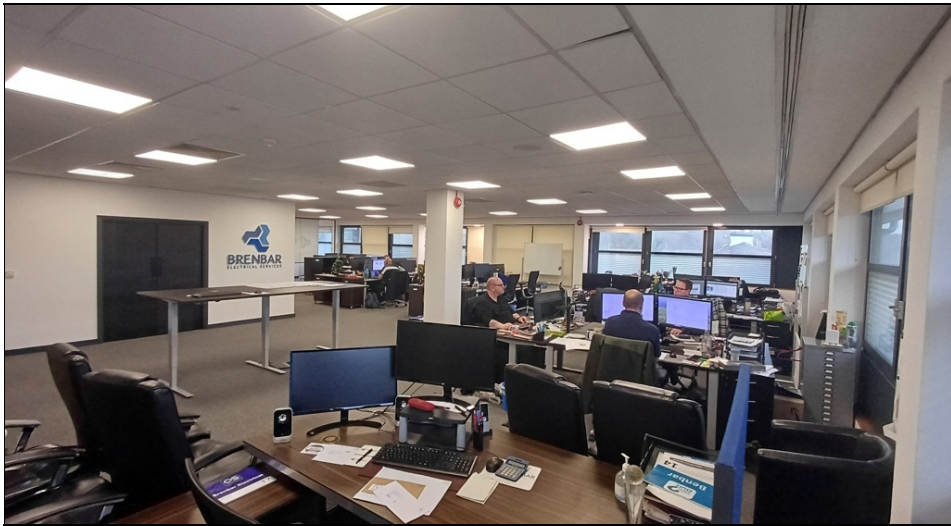
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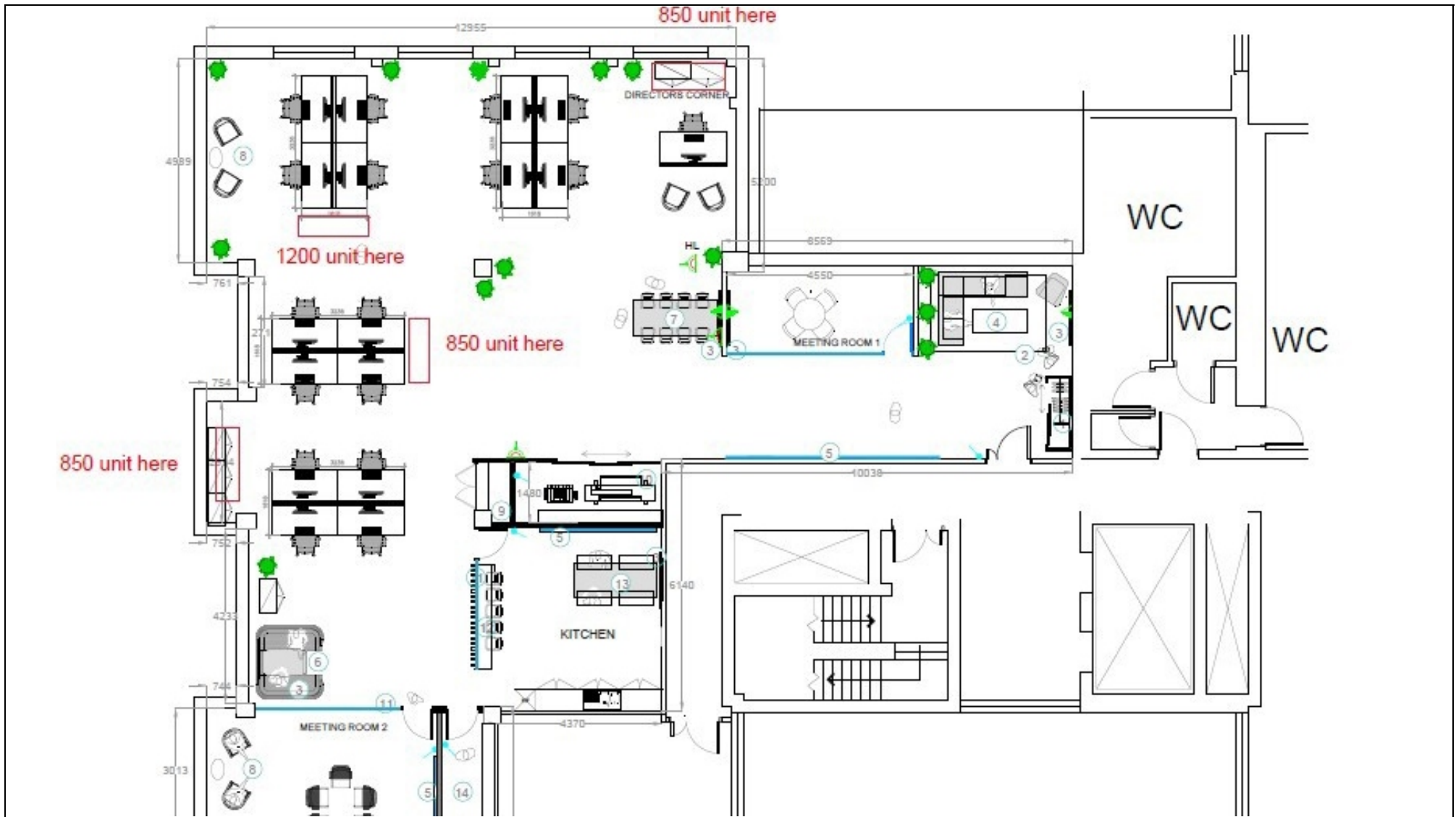
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