

Unit 2a, 1-5 Ingrave Road

Brentwood, Essex, CM15 8AP



TO LET - BRENTWOOD ESSEX
RETAIL UNIT
APPROX 441 SQ FT (40.97 SQ MS)



Unit 4, 1-5 Ingrave Road Brentwood, Essex, CM15 8AP

A ground floor lock up shop unit located within the popular Wilson's Corner Development with a frontage on to Ingrave Road. The upper parts of this building have been converted to provide 18 luxurious apartments. The shop benefits from one car parking space.

The premises form part of the Wilsons Corner development, a local landmark building which is positioned a short distance from Brentwood High Street (A1023). Brentwood Station (London Liverpool Street) is approx. 10-15 minutes' walk from the property.



Accommodation

The property has been measured on a net internal (NIA) basis and the following approx. floor area calculated

Ground Floor Area: 441 sq ft (40.97 sq ms)

Features

- Vacant Retail Unit
- Landmark Building
- Close To High Street
- New Lease Available
- Suite Various Uses (STP)
- Previous Aesthetic Use
- 1 Car Parking Space

Terms

The premises are available by way of a new lease for a minimum term of 5 years, subject to a rent of £26,000 pa. exclusive of all outgoings.

VAT

Not applicable.

Business Rates

The unit appears on the 2026 rating list as 'Shop & Premises' with an adopted rateable value of £20,750.

Energy Performance Certificate

The property has a Commercial EPC (Energy Performance Certificate) rating of C-60 valid until 9th June 2029.

Viewing

By prior appointment with the sole letting agents, Dedman Gray Commercial.

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Rent: £26,000 per annum.

