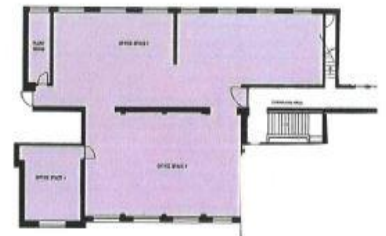


OFFICE

**BUSINESS
SPACE
AGENCY****TO LET****FIRST FLOOR**

SUITE 4, CLOCKTOWER HOUSE, STATION ROAD, WEST HORNDON CM13 3XL

FIRST FLOOR OFFICE SUITE APPROX. 2,238 SQ FT 207.9 SQ M

- IMPRESSIVE RECEPTION FACILITY
- GAS CENTRAL HEATING & AIR CONDITIONING
- KITCHEN
- SHARED WASHROOMS
- 24 HOUR MANNED SECURITY AND CCTV
- IMMEDIATELY OPPOSITE HORNDON MAINLINE RAILWAY STATION
- LOCAL SHOPS, PUB, RESTAURANT WITHIN WALKING DISTANCE
- EXCELLENT CAR PARKING

LOCATION

Clocktower House is situated in Station Road immediately adjacent to West Horndon Railway Station at the front of the securely controlled Horndon Industrial Park. The A127 Southend Arterial Road nearby provides direct access to Junction 29 of the M25 approximately 5 miles from the premises.

DESCRIPTION

Clocktower House is an office building providing office accommodation over two floors. The building retains many of the Period features such as the parquet flooring and imposing reception facility.

Suite 4 benefits from CAT 2 lighting, gas central heating, air conditioning and kitchen with shared WC facilities.

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**FIRST FLOOR OFFICE SUITE APPROX.
2,238 SQ FT 207.9 SQ M**

ACCOMMODATION

The accommodation has been measured on a Net Internal basis and the following area is available:-

FLOOR	SQ FT	SQ M
GROUND		
Suite 4	2,238	207.9

TERMS

The suite is available to let on new lease terms to be agreed.

RENT

£35,000 per annum exclusive

VAT

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

RATEABLE VALUE

From internet enquiry of the Valuation Office Agency website we understand the suite has a Rateable Value of £25,000 as entered in the 2017 Rating List.

Applicants are advised to verify details of the current assessment by contacting the Brentwood Council on 01277 312500.



Sat Nav Ref: CM13 3XL

SERVICE CHARGE

A service charge is levied for the communal expenditure. Further details on application.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Rating of D95.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment through sole agents
Glenny LLP - Daniel Wink

CONTACT

For further details on these and many other available properties please contact:

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17 September 2020
AX3185

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