



## To Let

1,833 sq ft  
(170.29 sq m)

£22,500 per annum

## Children's Nursery Premises

- Close to Brentwood Centre
- Bus Links to Brentwood High Street & Station
- Ample Parking
- Located in a Park Setting

## Location

The building is located in Pilgrims Hatch just 1.5 miles outside Brentwood town centre, and directly opposite the Brentwood Centre which lies off Ongar Road. Brentwood High Street and rail station, as well as the M25 and A12, are all within 10 minutes drive.

## Description

A community property suitable for a children's nursery use. The property comprises a main hall plus store rooms and WC's and benefits from the use of a shared kitchen. There is parking available in the communal car park adjoining the building.

## Accommodation

The accommodation forms part of Bishops Hall and comprises the following areas:

Description	sq ft	sq m
Main Room	1,480	137.50
Store Rooms	353	32.79
<b>Total</b>	<b>1,833</b>	<b>170.29</b>

## Terms

New lease terms to be agreed

## Rent

£22,500 per year exclusive of service charge, business rates, building insurance and utilities.

## Service Charge

A contribution towards the cleaning and maintenance of the internal common parts is required. Further details to be provided.

## Planning & Use

The property is to be offered for the use of a "Children's Nursery" falling within Use Class E. Other community uses may be considered.

## Energy Performance Certificate

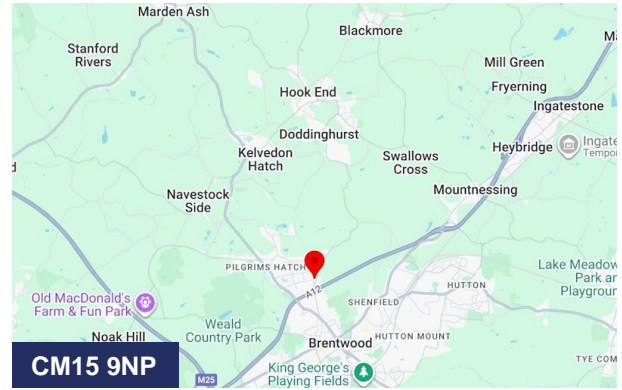
The property has an EPC of E 101.

## Legal Costs

Each party to bear their own legal costs.

## AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.



### Summary

Available Size	1,833 sq ft
Rent	£22,500 per annum
Business Rates	To be re-assessed
VAT	Applicable
EPC Rating	E (101)

### Viewing & Further Information

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