



Industrial unit | TO LET

Unit 2 Chancerygate Business Centre, Tallon Road, Brentwood, Essex CM13 1TE

2,777 sq ft | 258 sq m (approx.)

- Ⓞ Roller shutter – 3.4m wide / 3.9 m wide
- Ⓞ Eaves height 6m min / 7.7m max
- Ⓞ Gas and 3 phase power
- Ⓞ Male / Female changing room
- Ⓞ Massage / Therapy room
- Ⓞ Parking for 4 cars

We focus on property

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Location

Chancerygate Business Centre is situated on Tallon Road in Hutton, Brentwood just 1.3 miles from the A12 (J12) 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 approximately 25 minutes.

Description

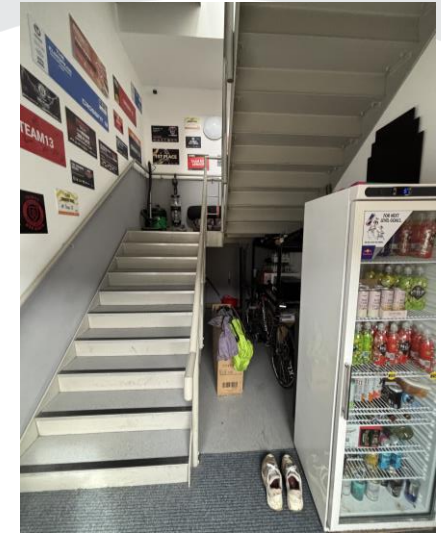
The property comprises a mid-terrace, single storey industrial/warehouse with an extension at mezzanine level. The ground floor provides warehouse space, accessed via a full height sectional shutter door. The first floor provides first floor male and female changing rooms and a massage/therapy room.

Externally there is forecourt and allocated parking for four cars.

Accommodation

| | Sq. ft. | Sq. M. |
|------------------------------------|--------------|------------|
| Ground floor warehouse / reception | 2,131 | 198 |
| First floor Mezzanine | 646 | 60 |
| Total | 2,777 | 258 |





Rent

£33,480 per annum exclusive

Tenure

The unit is available by available of assignment or sublease unit 16th September 2027

Service Charge

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping & lighting. The approx. cost for the current year is £1,733.68 +VAT.

Buildings Insurance

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. The approx. cost for the current year is to be confirmed.

Business Rates

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £37,750. We therefore estimate rates payable are likely to be in the region of £15,843.25 for the current year. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

Anti-Money Laundering

In accordance with the latest Anti Money Laundering legislation, the tenant will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

Energy Performance Certificate (EPC)

We have been advised that the premises fall within class C-56 of the energy performance assessment scale.

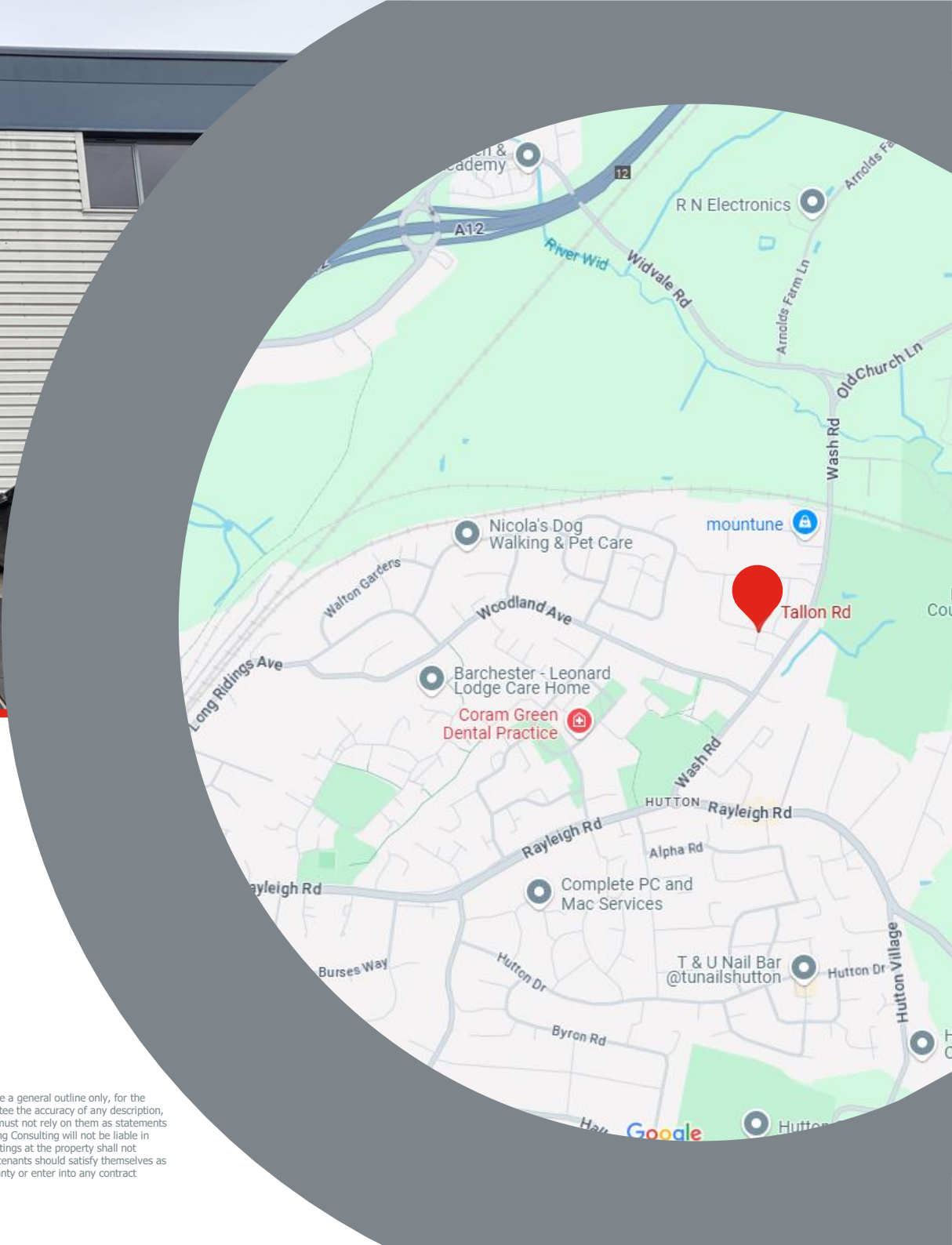
A full copy of the EPC assessment is available upon request.

VAT

We are advised that VAT will be applicable. All rents and prices are exclusive of VAT under the Finance act 1989.

Legal Costs

Each party will otherwise bear their own legal costs involved with this transaction.



Viewings

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