

12 Tallon Road (Office 5)  
Hutton,  
Brentwood, Essex,  
CM13 1TF



TO LET, HUTTON/BRENTWOOD ESSEX  
ON ESTABLISHED BUSINESS ESTATE  
ALL-INCLUSIVE OFFICE





- On Established Business Estate
- Close Shenfield & Hutton
- Easy Access To The A12
- Parking Included
- Immediately Available (Subject To Status)
- To Let On All-Inclusive Terms

**Accommodation:** Comprising an Office suite of approx. 370 sq.ft. forming part of a larger suite of Offices, with a maximum occupancy of 4 people. Communal entrance with video door entry & CCTV systems, reception and hallway, leading not only to this Office but also to the shared Kitchen and WC facilities. Parking for 2 cars. In addition, there is a board/meeting room of 154 sq.ft. available via a pre-booked system, at no additional cost.



**Tenure:** To let, on an all-inclusive basis, for 12 months.

**Rent/Service Charges:** The rent to be charged will include a service charge for the cleaning of common parts, gas, electricity and buildings insurance, totalling £915 pm + VAT. The tenant shall be responsible for the cleaning of its own Office suite and all telecoms.

**Business Rates:** The Office is entered onto the latest rating list with an adopted value of £4,250 and thus will qualify for 100% Small Business Rates relief.

**Energy Performance Certificate:** A copy of the EPC is available on request.

**Legal Fees:** Each party is to be responsible for their own legal and professional fees.

**Viewing:** All appointments to view are via Gerard Biagioni of the Landlords Agents, Dedman Gray Property Consultants on 01702 311 111.