



First Floor 218/220

218 Hutton Road, Shenfield, Brentwood, CM15 8NR

TO LET - FIRST FLOOR OFFICE

801 sq ft
(74.42 sq m)

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Summary

Available Size	801 sq ft
Rent	£16,500 per annum
Rateable Value	£14,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (91)

Description

The accommodation comprises the first floor of a two-storey building, with the ground floor providing a Class E lock-up commercial unit(currently vacant) fronting directly onto Hutton Road opposite Shenfield Railway Station.

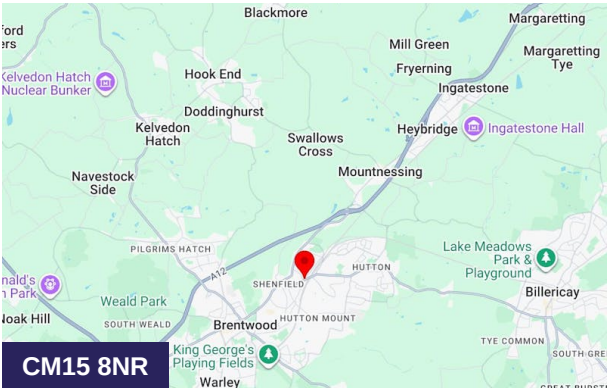
The first-floor offices are fully air-conditioned and benefit from double-glazed windows to the front, rear and side elevations, providing an abundance of natural light throughout. The front office includes a partitioned area, creating a private director's office, while the rear office offers predominantly open-plan accommodation together with kitchenette facilities.

Separate male and female WC facilities are accessed via a central hallway serving both the front and rear office areas.

To the rear of the property there is allocated parking, with one parking space included for the first-floor office. An additional parking space may be available at an additional cost of £1,500pa

Location

The property occupies a prominent position on the north side of Hutton Road within the prime retailing area of affluent Shenfield. The rail station is situated almost opposite which forms part of the new Elizabeth Line and provides a direct service to London's Liverpool Street as well as to the surrounding the neighbouring towns of Brentwood and Chelmsford both of which are within easy driving distance. The A12 is within 5 minutes' drive away. Hutton Road is Shenfield's high street which includes an array of national and local retailer, cafes and eateries including Tesco Express, Costa Coffee and the Co-Op.



Viewing & Further Information



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