

GROUND FLOOR, SWAN HOUSE, 9 QUEENS ROAD, BRENTWOOD, ESSEX, CM14 4HE

TO LET - GROUND FLOOR OFFICE SUITES

320 sq.ft - 944 sq.ft (29.73 m² - 87.70 m²)



Location

Swan House is situated off Queens Road close to its junction with Kings Road. Brentwood benefits from excellent public transport links. Brentwood mainline station (Great Eastern and soon to be Elizabeth/Crossrail, accessing Liverpool Street in 40 minutes) is within a 5 minute walk as is Brentwood High Street. The A12 at its junction with the M25 (J28) is 2 miles away and within 10 minutes' drive. The A127 Southend Arterial Road at its junction with the M25 (J29) is 4 miles away and within 15 minutes' drive

Accommodation

The property comprises a mixture of 5 office suites and a kitchen plus staff facilities forming the ground floor of Swan House. The accommodation can be taken as a whole or split. The whole of the space is allocated 4 parking spaces to the front of the building.

Ground Floor (left)	320 sq.ft (29.73 m ²)
Ground Floor (right)	624 sq.ft (57.97 m ²)
Ground Floor (whole)	944 sq.ft (87.70 m ²)

Terms

The accommodation is to be offered on new 3 years leases to be held outside the Landlord & Tenant Act provisions governing security of tenure. Rent upon application



Rates

Rateable Value	£11,475
UBR (2020/2021)	£0.499
Rates Payable	£5,614

The rateable value is for the full area and qualifies the property for Small Business Rates Relief. Prospective tenants should check with Brentwood Borough Council to check that they qualify

Energy Performance Asset Rating

D 76-100	92 This is how energy efficient this building is
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Legal Costs

Each party to bear their own

VAT

VAT is not applicable to the rent.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co.

Contact: Mark Mannering - mark.mannering@massandco.com