

**COMMUNICATIONS HOUSE, 200 WILLIAM HUNTER WAY, BRENTWOOD, ESSEX, CM14 4WQ**

**TO LET - TOWN CENTRE OFFICE ACCOMODATION**

253 sq.ft - 944 sq.ft ( 23.50 m<sup>2</sup> - 87.70 m<sup>2</sup> )



**Location**

The property is located immediately behind Brentwood High Street situated off William Hunter Way opposite the William Hunter Way car park (which offers pay & display and season ticket parking) and close to its junction with Western Road. Brentwood High Street which is directly accessed by a pedestrian walkway from the property offers a range of retailers including Marks & Spencers, Boots and Superdrug as well an array of pubs, restaurants and bars.

Brentwood Rail Station is within 10 minutes walk. The M25 (J28) and the A12 are within a short distance drive.

**Accommodation**

Communications House is a two storey commercial building sub-divided into a range of office suites arranged over the ground and first floors. The larger suite has its own kitchen and the smaller suite has the use of a communal kitchen. The building provides for communal WC's and use of a meeting room. Current availability is:

<b>First Floor Front</b>	253 sq.ft ( 23.50 m <sup>2</sup> )
<b>First Floor Rear</b>	944 sq.ft ( 87.70 m <sup>2</sup> )

**Terms**

The suites are offered on new lease terms to be agreed subject to a minimum term of 2 years.

**Rent**

The rent is inclusive of electric, heating, water, broadband and service charge. The tenant will be responsible for business rates.

**Service Charge**

A service charge may be applicable in respect of this property. Further details on request.

**Planning & Use**

The properties are to be used for the purpose of offices.

**Rates**

To be advised if applicable

**Energy Performance Asset Rating**

C 51-75 ◀ 62 This is how energy efficient this building is.

**Legal Costs**

Each party to bear thier own legal costs.

**VAT**

All rents and prices stated are subject to Value Added Tax.

**Viewing & Further Information**

Contact Mass & Co:

Mark Mannering - mark.mannering@massandco.com