

3-5 PROSPECT WAY, BRENTWOOD, ESSEX, CM13 1XB

TO LET - INDUSTRIAL/STORAGE UNITS

1,430 sq.ft - 5,200 sq.ft (132.85 m² - 483.10 m²)



Location

Prospect Way lies off Wash Road, Hutton forming part of the established Hutton Industrial Estate. The estate lies on the outskirts of Shenfield.

The A12 is easily accessed being only a few minutes' drive away. Shenfield and Brentwood town centres are both within easy reach together with their mainline stations to London (Liverpool Street) and shopping facilities.

Accommodation

The property comprises 3 adjoining terraced industrial /storage units each of steel portal frame construction with brick and profile cladding to the external elevations. Each unit has a small office area a WC's. There is gas heating and three phase power. Unit 5 has additional mezzanine storage.

The units can be taken individually or combined with the following floor areas measured on a GIA basis.

Unit 3	1,430 sq.ft (132.85 m ²)
Unit 4	1,902 sq.ft (176.70 m ²)
Unit 5	1,868 sq.ft (173.54 m ²)
Total	5,200 sq.ft (483.10 m ²)

Terms

The units are to be let on new lease terms to be agreed

Rent

Upon application. Rents quoted are per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Service Charge

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

Planning & Use

The property use falls within Classes B2 & B8 and potentially Class E (g)

Rates

Rateable Value	£42,500
UBR (2024/2025)	£0.499
Rates Payable	£21,208

The units are currently assessed as one unit and will need to be re-assessed if individual units are taken

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs.

VAT

Value added tax is not applicable

Viewing & Further Information

Contact Mass & Co:

Mark Mannering