

**KINGS HOUSE, 101 - 135 KINGS ROAD, BRENTWOOD, ESSEX, CM14 4DR**

**TO LET - TOWN CENTRE OFFICE ACCOMMODATION**

2,700 sq.ft - 6,800 sq.ft ( 250.84 m<sup>2</sup> - 631.74 m<sup>2</sup> )



**Location**

The premises are situated off Kings Road, Brentwood close to the station and High Street. The town benefits from excellent communications, with Junctions 28 and 29 of the M25 Motorway within 2 and 3 miles respectively from the property. In addition, the A12 passes through Brentwood providing direct access to Central London. The nearby mainline rail station ( Elizabeth Line) provides services to London Liverpool Street Station with a journey time of approximately 30 minutes.

**Accommodation**

The accommodation comprises part of the ground floor space and part Lower Ground floor at Kings House, a three storey multi let modern office building. The building offers communal staff facilities and there are is allocated parking.

<b>Ground Floor</b>	4,100 sq.ft ( 380.90 m <sup>2</sup> )
<b>Lower Ground Floor</b>	2,700 sq.ft ( 250.84 m <sup>2</sup> )
<b>Total</b>	6,800 sq.ft ( 631.74 m <sup>2</sup> )

**Terms**

Offered on new lease terms to be agreed.

**Rent**

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 is applicable for the maintenance and upkeep of the common areas to the building. Further details on request.

**Planning & Use**

Offices falling within Class E

**Rates**

<b>Rateable Value</b>	To be assessed
<b>UBR (2024/2025)</b>	To be advised
<b>Rates Payable</b>	To be advised

**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each party to bear thier own legal costs.

**VAT**

Value added tax is applicable to the rent and service charge.

**Viewing & Further Information**

Contact letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com