

**OFFICE 4, SYSTEMS HOUSE HORNDON BUSINESS PARK, STATION ROAD, BRENTWOOD, WEST HORNDON, ESSEX, CM13 3XL**

**TO LET OFFICE SUITE**

1,076 sq.ft ( 99.96 m<sup>2</sup> )



**Location**

The premises are situated in a purpose built office block adjacent to Horndon Industrial Estate off Station Road. Junction 29 of the M25 is situated 4.5 miles to the west via the A127. West Horndon mainline station is located a short walk from the estate and provides direct access into London Fenchurch Street.

**Accommodation**

The premises benefits from a large open plan first floor office space and additional private meeting room, fully fitted kitchen for sole use of the office, shared WC's and allocated parking for up to four cars

<b>Office &amp; Meeting Room</b>	1067 ( 99.96sqm)
<b>Kitchen</b>	

**Rent**

£14,500 per annum exclusive of all outgoing, payable quarterly in advance on the usual quarter days

**Service Charge**

VAT will be applicable to the rent and any service charge.

**Planning & Use**

The premises are available to let on a new full repairing and insuring basis for a term to be agreed.

**Rates**

<b>Rateable Value</b>	To be confirmed
<b>UBR (2023/2024)</b>	
<b>Rates Payable</b>	

**Energy Performance Asset Rating**

EPC Awaited

**VAT**

The Property is elected for VAT all rents and service charges will be subject to value added tax

**Viewing & Further Information**

Strictly by prior arrangement with Mass & Co