01277 201300

Mass & Co
Chartered Surveyors and Property Consultants
25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

25 HIGH STREET, BRENTWOOD, ESSEX, CM14 4RG

TO LET - HIGH STREET OFFICE/CLASS E ACCOMMODATION

888 sq.ft (82.50 m^2)

Location

The property is situated on the north side of Brentwood High Street towards Wilson's Corner and close to Brentwood School. Within the High Street is a range of national and independent retailers, coffee shops and eateries including Marks & Spencer, Nationwide, Superdrug, Boots, Waterstones and Pret a Manger.

Brentwood Station is within 1/2km of the property and under 15 minutes' walk away providing regular train services on the Elizabeth Line to central and west London.

The M25 (J28) and A12 roads are within 10 minutes drive.

Accommodation

The accommodation forms the second floor of a three storey building where the ground floor operates as a homeware store. The offices are partly open plan and partly partitioned, with male & female WC's. There is parking to the rear of the property for two cars.

Office	860 sq.ft (79.90 m^2)
Kitchen	28 sq.ft (2.60 m^2)

Terms

The accommodation is to be offered on new, effectively full repairing and insuring lease(s) on new terms to be agreed.

Rent - £16,000 per annum. Rent(s) quoted is exclusive of any service charge, rates, utilities, building insurance and any VAT. Rent is payable quarterly in advance on the usual quarter days.

Rent

£16,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Planning & Use

Class E

Rates

Rateable Value	£13,250
UBR (2025/2026)	0.499
Rates Payable	£6,611.75

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs. The incoming tenant will be required to provide an undertaking to to cover the landlord's abortive agent's and legal costs, should the tenant withdraw for any reason.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co on 01277 201300 or email Chris Stewart chris@massandco.com

Mass & Co for themselves and also as Agents for the seller(s)/lessee(s) of this property give notice that:

i. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract.
ii. no person in the employment of Mass & Co has any authority to make or give representation or warranty whatever in relation to this property.
iii. applicants who make offers which are subsequently accepted by the seller(s)/lessee(s) will be subjected to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are conditional to the transaction.

Second Floor 25 High Street Brentwood

50 metres

Experian Goad Plan Created: 15/04/2025
Created By: Mass and Co

Copyright and confidentiality Experian, 2024. © Crown copyright and database rights 2024. OS AC0000807366

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com