

To Let

Self-contained air-conditioned office building of 306 sq.ft. with 2 parking spaces within a rural courtyard setting.

Unit A, Great Ropers Business Centre, Great Ropers Lane, Brentwood, Essex. CM13 3JW

Location

Great Ropers Business Centre is situated in Great Ropers Lane between Warley Road and Mascalls Lane, Brentwood. The M25 Brook Street interchange with the A12 (Junction 28) is approximately 1½ miles distant and Brentwood Station approximately 1¼ miles distant.

Accommodation

The property comprises a detached office extending to 306 sq.ft. within a rural courtyard environment. The property benefits from the following amenities:

- Air-conditioned
- Individually alarmed
- Gas fired central heating
- Category II lighting
- Perimeter trunking
- Disabled WC facility
- Kitchenette
- 2 parking spaces

Terms

The premises are offered on a new lease, for a term to be agreed, subject to periodic upward only rent reviews at a rental of £10,000 per annum exclusive (plus service charge, rates and utilities).

2022-2023 Anticipated Service Charge = £626.77

Energy Performance Certificate (EPC)

The property is exempt.



Rates

The property has been assessed as having a rateable value of £4,450. Parties applying and qualifying for Small Business Rate Relief will obtain 100% relief and be exempt from business rates. Interested parties should verify the rates payable by contacting the Business Rates Department of Brentwood Borough Council.

Legal Costs

Tenant will be responsible for Landlord's reasonable legal costs. In addition, an undertaking for abortive costs will be required.

Viewing

By prior appointment with Hilbery Chaplin 01708 732 732:

Nikki Scudder

Email: nikkiscudder@hilberychaplin.co.uk

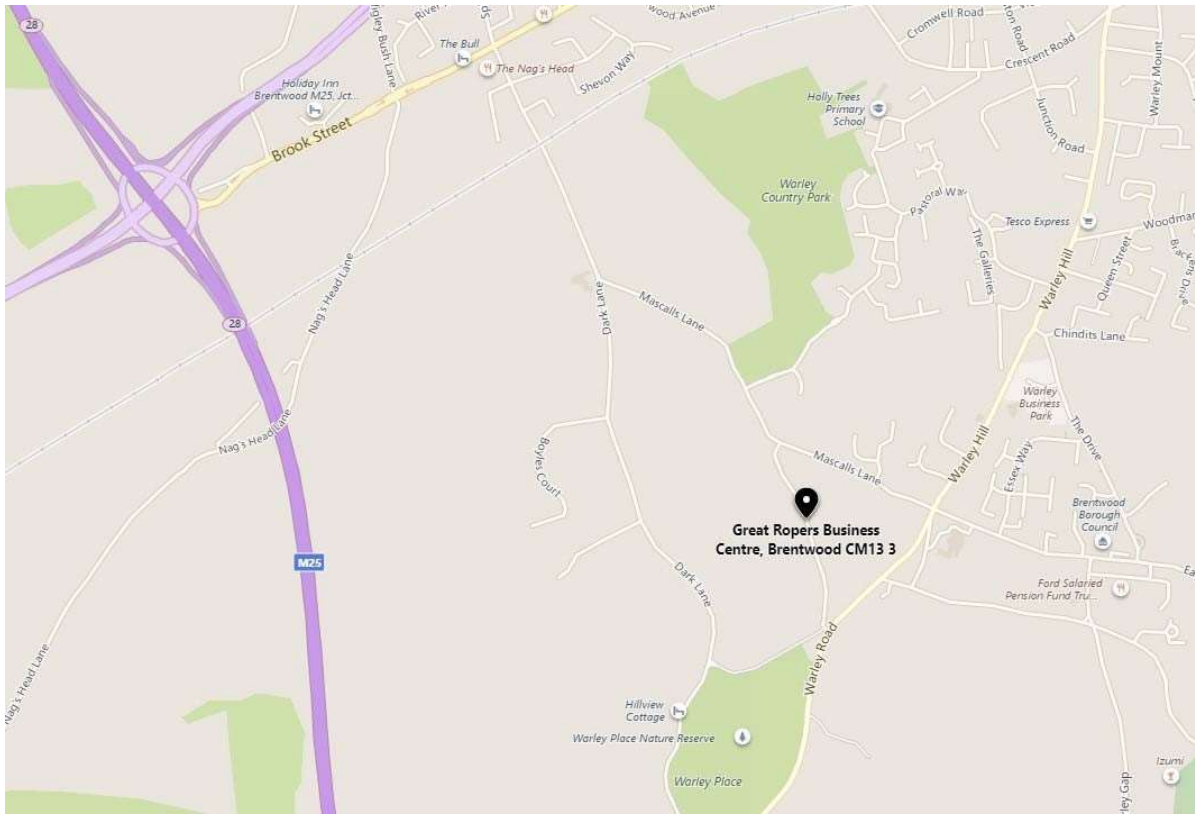
Ref: Unit A Great Ropers



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Location Map



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These particulars provide a general guide only and do not constitute part of any contract. We have not tested any services. VAT may be applicable. Applicants should satisfy themselves as to the correctness of the details.