

To Let

Self-contained office building of 954 sq.ft. with parking space within a rural courtyard setting.

Unit D1, 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 office space extending to 954 sq.ft. within a rural courtyard environment. The property benefits from the following amenities:

- Separate WC
- Additional shared facilities, including WC and Kitchenette
- Gas fired central heating
- LED Lighting
- Board Room

Terms

The premises are offered on a new lease, for a term to be agreed, subject to periodic upward only rent reviews.

Rent to be detailed when requested.

2024-2025 Anticipated Service Charge = £2,000

Energy Performance Certificate (EPC)

The property is exempt.



Rates

The property has been assessed as having a rateable value of £10,750. 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 745000:

Richard Milliken

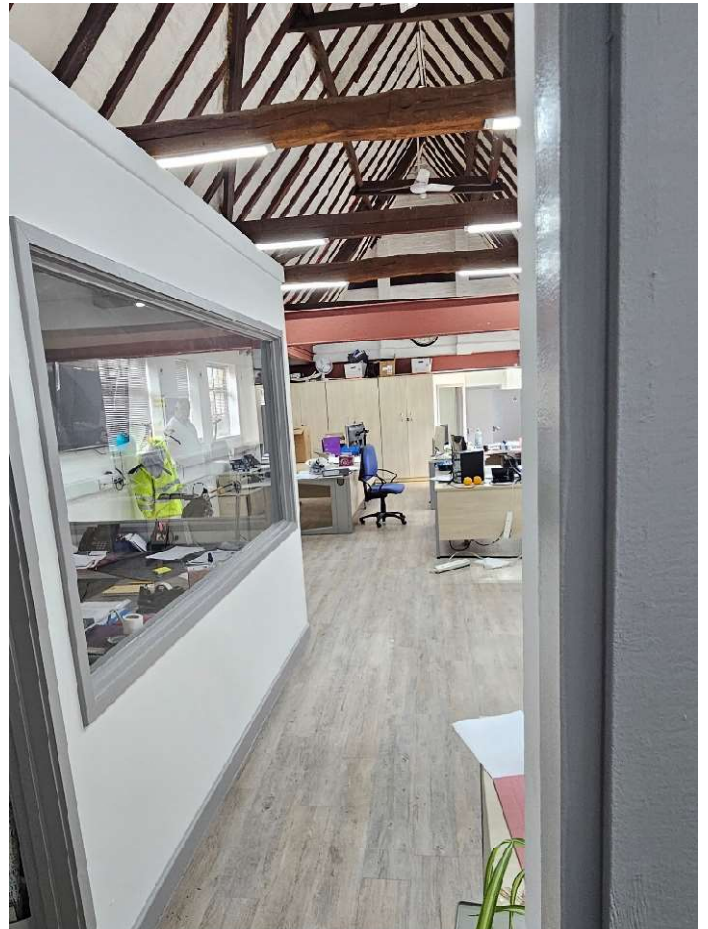
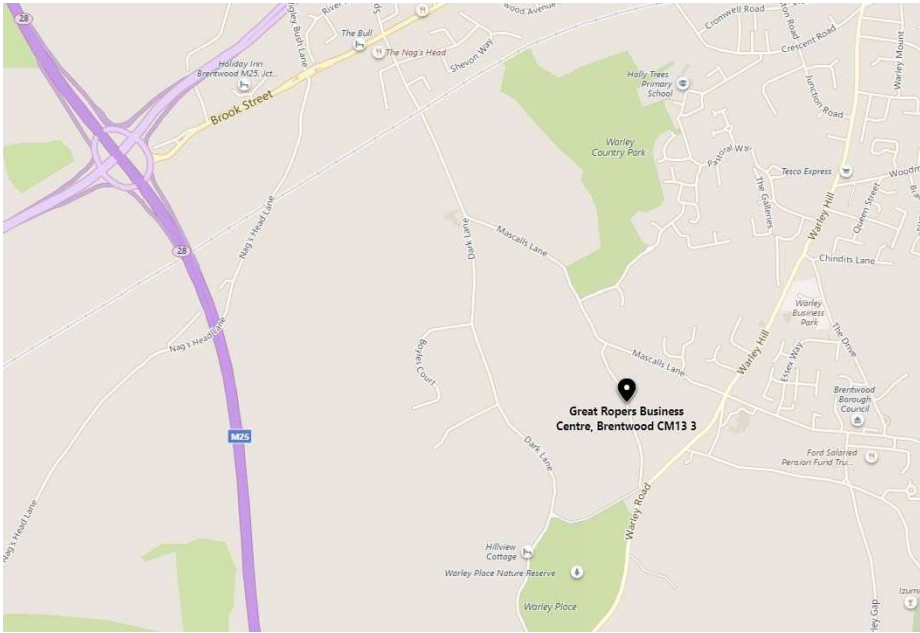
Email: richardmilliken@hilberychaplin.co.uk



86 Market Place,
Romford,
Essex, RM1 3HQ

01708 745000
www.hilberychaplin.co.uk

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.