

**TO LET,
BRENTWOOD ESSEX ON HUTTON INDUSTRIAL ESTATE
WORKSHOP/OFFICES & PREMISES IN APPROX 2,000 SQ.FT.**



**Unit 5, Everik Business Centre,
Prospect Way, Brentwood,
Essex, CM13 1XG**

LOCATION

On the Hutton Industrial Estate, close to the junction with Wash Road, the latter being a well used link from the A127 Mountnessing Junction. Other occupiers on the estate include Buildbase, ATS Euromaster, Alpine Windows & Doors, Balgores Motors, Toolrite, Howdens, Screwfix & ToolStation, testimony to the attraction of the estate. Good rail links to Central London (around 20 miles). Brentwood town centre lies 3 miles to the west.

DESCRIPTION

Comprising ground floor approx. 1,650 sq.ft. with first floor Office approx. 365 sq.ft. and parking for 6 vehicles. One of a parade of other quality units forming part of the Everik Business Centre. Providing an excellent mix of work space Offices and parking.

RENT: £1,666.67 per month

PROPERTY

A purpose built Workshop with Office space forming part of the Everik Business Centre.
Ground Floor approx. 1,650 sq.ft.
First Floor Office approx. 365 sq.ft.
Parking for 6 vehicles.
Max height 6.6m.
Min height 5.5m.

FEATURES

- On Established Business Estate
- Approx. 2,000 Sq.Ft. Overall
- Quick/Easy Access To The A12
- Parking For 6 Vehicles
- Suit Many SME's
- To Let On Flexible Terms



TENURE

To let on a FR&I lease for a term to be agreed, at a commencing rent of £20,000 per annum.

BUSINESS RATES

The 2017 rating valuation shows an adopted value of £17,000, resulting in rates payable of some £8,500pa less any transitional relief available to the occupier.



LEGAL FEES

Each party is to be responsible for their own legal fees.

VIEWING

All appointments to view are via Gerard Biagioni of Dedman Gray on 01702 311 037.

Email: commercial@dedmangray.co.uk

Website: www.dedmangray.co.uk

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