

# KINGSGATE

1 KING EDWARD ROAD | BRENTWOOD | ESSEX | CM14 4HG

**TO LET**

PART SECOND  
FLOOR SUITE





Main Reception Area

# KINGSGATE

## 9,359 SQ FT

### DESCRIPTION

The available accommodation comprises the part second floor office suite, currently arranged as mostly open plan accommodation with partitioned meeting rooms and individual offices. There is a communal staffed reception area on the ground floor with lift access and onsite car parking for 28 cars.

  
**28** Car parking spaces

  
Staffed reception

  
**2** Passenger lifts plus Goods

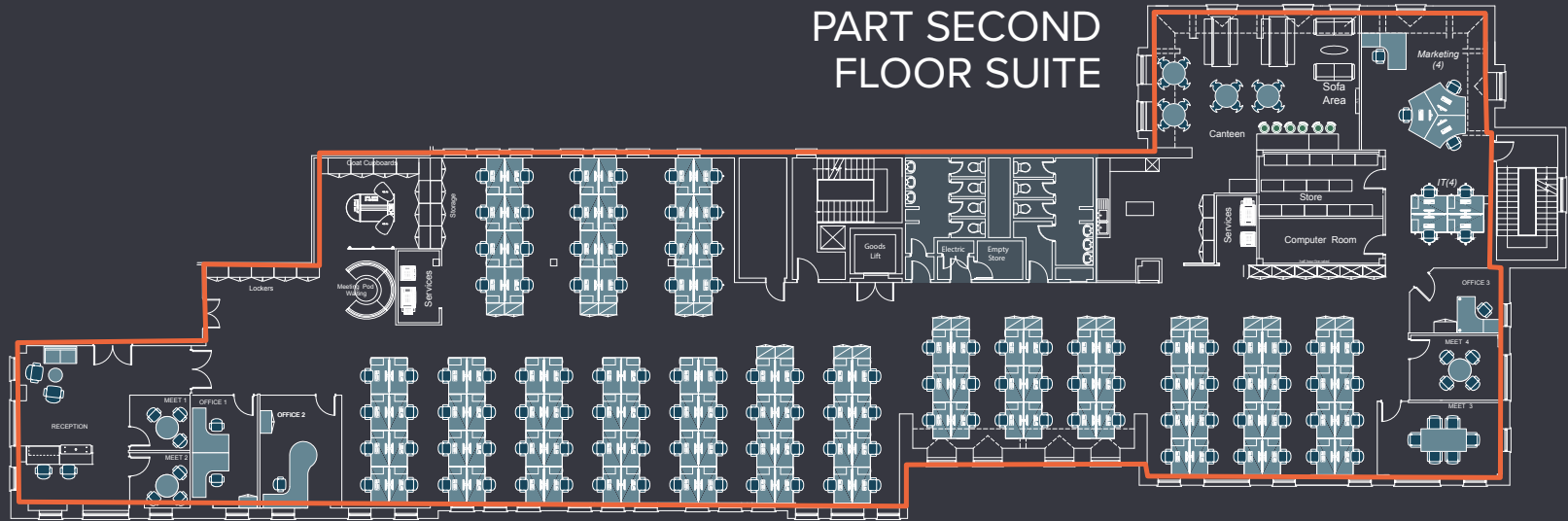
  
Full VAV air conditioning

  
Full access raised floors



Indicative office space EGI

## PART SECOND FLOOR SUITE



Indicative canteen area EGI

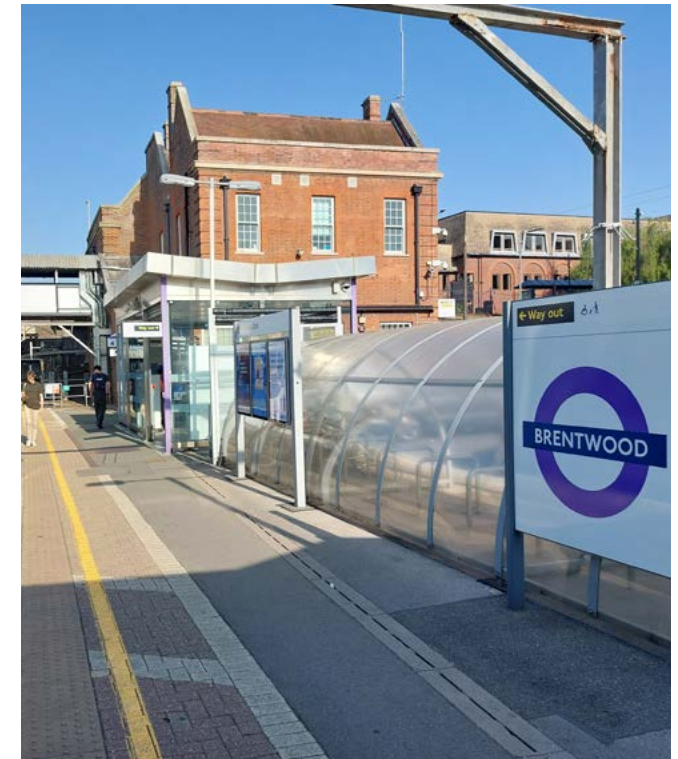


Indicative meeting room EGI

## LOCATION

Kingsgate is located to the south of Brentwood town centre. Situated 24 miles north east of central London and 12 miles south west of Chelmsford, Brentwood is an affluent commuter town and one of the most established office locations on the M25.

The building benefits from excellent connectivity, located just two miles from Junction 28 of the M25 motorway, and the A12, providing direct access to central London. The building adjoins Brentwood train station with mainline services to central London as well as the Elizabeth Line.







## BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £224,000. Interested parties are advised to make their own enquiries of the relevant local authority.

## SERVICE CHARGE

A service charge is applicable.  
Further details on application.

## EPC

The property has an EPC rating of C-62.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## TENURE

Available on a new Full Repairing & Insuring lease direct from the Landlord, for a term to be agreed.

## RENT

On application.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

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