

TO BE REFURBISHED



Unit F4, Hubert Road, Brentwood CM14 4JE

TO LET

Trade Counter Unit to Let - preliminary details

**6,960 Sq Ft
(647 Sq M)**

DESCRIPTION

The property comprises a mid-terrace industrial unit of brick and steel clad construction with ground floor offices. The property benefits from a generous forecourt, a single roller shutter door and 3 phase power. The property will be imminently refurbished to a high standard. The gross internal area of the warehouse is 4,656 sq ft including approximately 1,007 sq ft of ground floor offices, toilets and tea points. Additionally there is a mezzanine area of 2,304 sq ft with two sets of stairs and a lift.

- ✓ To be comprehensively refurbished
- ✓ Excellent location for M25 and A12
- ✓ Generous forecourt and parking
- ✓ Approximate 5.2m eaves to the underside of the haunch
- ✓ Currently benefits from a mezzanine storage area
- ✓ Ground floor offices



LOCATION

Brentwood is located approximately 29 miles north east of Central London and 18 miles to the north east of Chelmsford. Unit B1 is situated on Hubert Road and accessed via London Road, which provides easy access to the A12 and junction 28 of the M25. Junction 28 of the M25 motorway is located approximately 1.5 miles to the south west.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	6,960	647

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

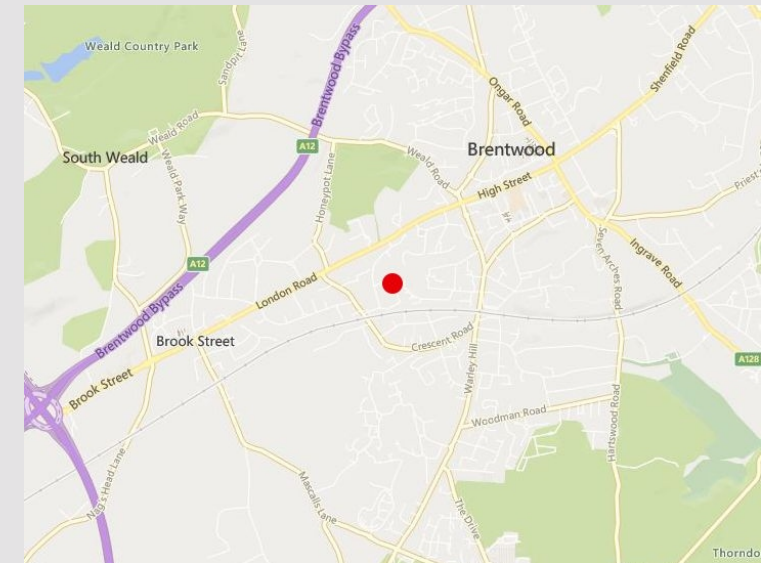
BUSINESS RATES

The ratable value is £35,000, please refer to the local authority for further information.

TERMS

Available on a new lease on terms to be agreed on a rental of £60,000 per annum.

EPC EPC Rating: C (63)



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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