



For Sale

2,440 sq ft
(226.68 sq m)

Offers in the region of £950,000

Freehold Office Building

- Off Interest to Investors, Developers & Owner Occupiers
- Rare Freehold Opportunity
- Investment Opportunity - Currently Income Producing
- Permitted Development Opportunity for Residential Conversion (STP)
- Close to Brentwood Station & High Street
- Future Opportunity for Vacant Possession

Location

Queens Road is located close to Brentwood Station. Brentwood benefits from excellent public transport links including the mainline rail station (Elizabeth Line) being within a few minutes' walk. Brentwood High Street and shopping is also within walking distance. The A12 at its junction with the M25 (J28) is approx. 2 miles away The A127 Southend Arterial Road at its junction with the M25 (J29) is within 4 miles.



Description

A character Victorian building which is currently used for the purposes of offices with parking to the front and rear. The property is currently let to a number of tenants on short term all inclusive lease agreements. The property produces an annual gross income of £56,400 including running costs.



Accommodation

The property is currently split into various offices suites. There is a central staircase leading to all floors and WC's on ground and first floors which are communal to the various occupiers. The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	1,089	101.17
First Floor	782	72.65
Second Floor	569	52.86
Total	2,440	226.68



Planning and Use

The property is currently used as offices. Other E Class Uses i.e. medical will be suited. Enquiries have been made with Brentwood Borough Council as to the conversion of the building into residential use under Permitted Development, which has been favourably received. The property also has potential for full re-development (STP).

Terms

The property is currently let to 5 tenants on short term agreements. Prior Notices were served to prevent the tenants having the right to renew under the Landlord and Tenant Act. These agreements have mutual break clauses to allow either party to determine them on notice. It will be possible to obtain vacant possession of the building at any time after the 01/07/2026. The property is offered freehold, subject to the current tenancies. A tenancy schedule is available on request.

Summary

Available Size	2,440 sq ft
Price	Offers in the region of £950,000
Business Rates	The building does not currently have a single rating assessment as the individual offices are separately assessed.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (92)

Viewing & Further Information

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AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.

