

23 Tallon Road, Brentwood

CM13 1TE



For Sale

3,920 sq ft

(364.18 sq m)

Offers in the region of £795,000

Industrial/Warehouse Unit with Offices

- Rare Freehold Opportunity
- Established Industrial Location
- Available June 2026
- Excellent Parking

Location

The Tallon Road industrial area is located in Hutton which is just a short distance from central Brentwood and neighbouring Shenfield. The estate is approximately 1.5 miles from the A12 and 5 miles from the M25 (Junction 28). Shenfield rail Station (Elizabeth Line) is within 1.5 miles or 5 mins drive from the property.

Description

A single storey end of terrace Industrial/warehouse and office premises. The front section of the property has been fitted internally to an exceptional standard providing for offices/sales areas, kitchen and WCs. The rear section is used for storage and has additional WC's. The property benefits from excellent parking and loading is provided at the rear to the warehouse area.

Accommodation

The accommodation comprises the following gross internal areas:

Description	sq ft	sq m
Rear Warehouse	2,145	199.28
Offices and Staff Area	1,775	164.90
Total	3,920	364.18

Terms

The property is offered freehold with vacant possession in June 2026.

Price

£795,000 subject to contract

Values Added Tax

VAT is not applicable to the sale price.

Business Rates

The property has a rateable value of £32,250

Energy Performance Certificate

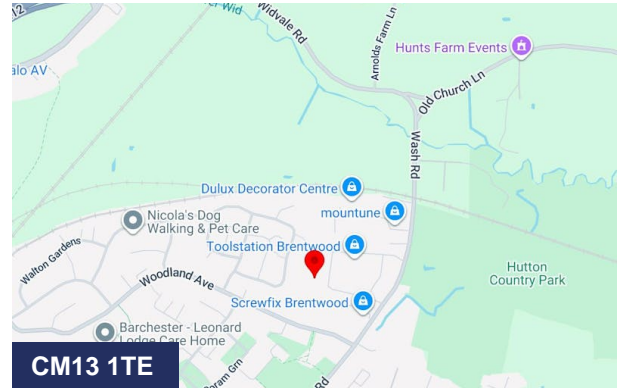
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Legal Costs

Each party to bear their own legal costs.

AMLR

In accordance with Anti- Money Laundering Regulations identity checks will be required in respect of prospective purchasers.



Summary

Available Size	3,920 sq ft
Price	Offers in the region of £795,000
Rates Payable	£16,092.75 per annum
Rateable Value	£32,250
EPC Rating	C (55)

Viewing & Further Information

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