



1 St Floor 218/220

218 Hutton Road, Shenfield, Brentwood, CM15 8NR

**TO LET - FIRST FLOOR
OFFICE**

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Summary

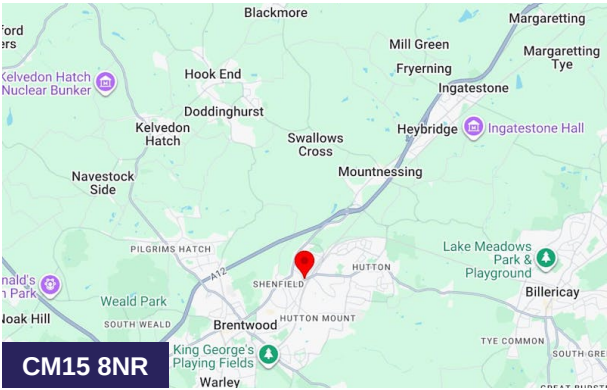
Rent	£18,000 per annum
Rateable Value	£14,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (91)

Description

The accommodation forms the first floor of a two storey building where the ground floor consist of Class E lockup commercial unit (currently vacant) fronting on to Hutton Road directly opposite Shenfield train station. The first floor office offers front, rear and side aspect double glazed windows providing plenty of natural light The front office benefits from a partitioned area providing a private directors office. The rear office provides an open plan layout with kitchenette facilities. There is a separate access to male & female WC's via a hallway. Parking to the rear of the property with one space allocated to the first floor office, A further car parking space is available at an additional charge.

Location

The property occupies a prominent position on the north side of Hutton Road within the prime retailing area of affluent Shenfield. The rail station is situated almost opposite which forms part of the new Elizabeth Line and provides a direct service to London's Liverpool Street as well as to the surrounding the neighbouring towns of Brentwood and Chelmsford both of which are within easy driving distance. The A12 is within 5 minutes' drive away. Hutton Road is Shenfield's high street which includes an array of national and local retailer, cafes and eateries including Tesco Express, Costa Coffee and the Co-Op.



Viewing & Further Information



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