



## Victoria House

2 Britannia Road, Brentwood, CM14 5LD

**Detached office offered to the market on the basis of a new fully insuring fully repairing lease on terms to be negotiated**

**903 sq m**  
(9,719.81 sq ft)

- Detached office building
- Off road parking
- Kitchenette / 2x WC's and breakout area.
- Quiet and private location
- Close to Brentwood Station
- Walking distance to Brentwood High Street

# Victoria House, 2 Britannia Road, Brentwood, CM14 5LD

## Summary

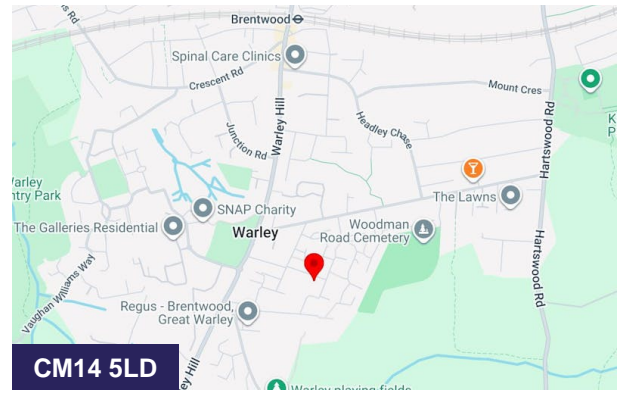
<b>Available Size</b>	903 sq m
<b>Rent</b>	£16,500 per annum
<b>Rates Payable</b>	£7.05 per sq ft
<b>Rateable Value</b>	£12,750
<b>Service Charge</b>	Upon Enquiry
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable. This property is elected for VAT and therefore VAT will be charged on the rental
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (120)

## Description

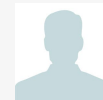
A single story detached office building of build of brick construction. The property is configured of one main office area and three further smaller office rooms, a breakout area, kitchenette and 2x W/C's eternally the property benefits from off road parking for 3/4 vehicles.

## Location

The property is located in Britannia Road adjacent to Albert Road off of Warley Hill. Brentwood Station is within 10 minutes' walk, providing regular Elizabeth Line train services to London's Liverpool Street (approx. 40 mins) and central/west London. Brentwood high Street is within a 20 min walk providing a range of national and independent retailers, coffee shops and eateries including Marks & Spencer, Tesco Express, Boots, Gail's, Nandos, Burger King, Holland & Barrett and Costa Coffee.



## Viewing & Further Information



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