



Prospect Way, Hutton, Brentwood

£13 Per Sq Ft

Full Description

The property comprises 3 adjoining terraced industrial /storage units each of steel portal frame construction with brick and profile cladding to the external elevations. Each unit has a small office area a WC's. Internally the units are in need of refurbishment which will be carried out by the landlord.

Location

Prospect Way lies off Wash Road, Hutton forming part of the established Hutton Industrial Estate. The estate lies on the outskirts of Shenfield. The A12 is easily accessed being only a few minutes' drive away. Shenfield and Brentwood town centres are both within easy reach together with their mainline stations to London (Liverpool Street) and shopping facilities.

Accommodation

Name/Floor	Sq Ft	Sq M
unit 3	1,430	132.85
unit 4	1,902	176.70
unit 5	1,868	173.54
Total	5,200	483.10

Terms

The units are to be offered on new full repairing and insuring leases on terms to be agreed.

Administrative Fee

Upon terms being agreed, and prior to Solicitors being instructed, the prospective tenant or purchaser must pay a fee of £250+VAT to MJM Property Consultants to cover associated administrative costs incurred in the property application process.

Rent

Rent of £13.00 per sq ft, per annum. Exclusive of service charge, rates, utilities, building insurance and VAT.

Planning and Use

The property use falls within the former Use Classes B1, B2 & B8 and potentially Class E (g)

Business Rates

The 3 units are currently rated as a whole with a rateable value of £42,500. Individual units will need to be separately reassessed.

VAT

VAT is not applicable to the rent

Service Charge

An estate service charge is applicable. Further details available.

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.

Legal Costs

Each party to bear their own legal costs

Features

- Three Units Available Separately or Combined
- To Undergo Internal Refurbishment
- Established Industrial Location

Contact Us**MJM Property Consultants**

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