



To Let

2,974 sq ft
(276.29 sq m)

£30,000 per annum

Character Hall Building with Class F1 Use

- 10 Minute Walk to Shenfield High Street & Rail Station
- Period Grade II Listed Building
- Ample Parking
- Suitable for various uses with Class F1 incl. Education and Community
- Health & Fitness, Medical and Office Uses considered (STP)

Location

Poplar Drive is located off Rayleigh Road (A129) in the village of Hutton approx. 0.5 miles from Shenfield to the west 4 miles from Billericay to the east. Shenfield Rail station provides access to central London and the Elizabeth Line. The A12 and M25 are within a short drive away.

Description

Hutton Poplars Hall is the dining hall of the former Hutton Poplars Recreational School. It is period Grade II listed building superbly restored by Brentwood Borough Council in 1991. The property comprises a main hall, office, kitchen and store rooms. The building's WC's and ample parking is shared with a children's nursery who occupy an adjoining part of the building.

Accommodation

The accommodation comprises the following areas measured on a gross internal basis:

Description	sq ft	sq m
Main Hall	2,358	219.07
Office	78	7.25
Kitchen	255	23.69
Store Rooms	283	26.29
Total	2,974	276.30

Terms

The property is to be offered on new lease term to be agreed.

Rent

£30,000 per year exclusive.

Business Rates

The rateable value is to be re-assessed.

Service Charge

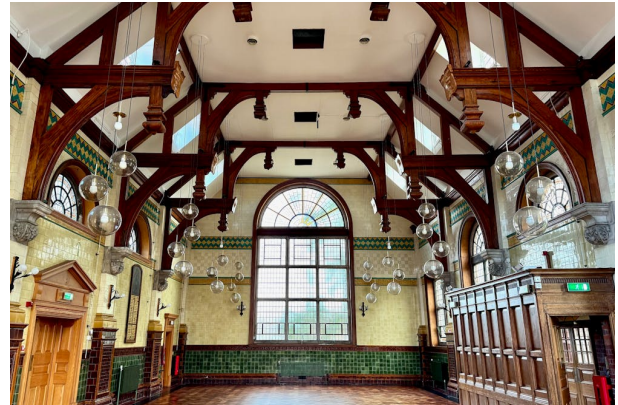
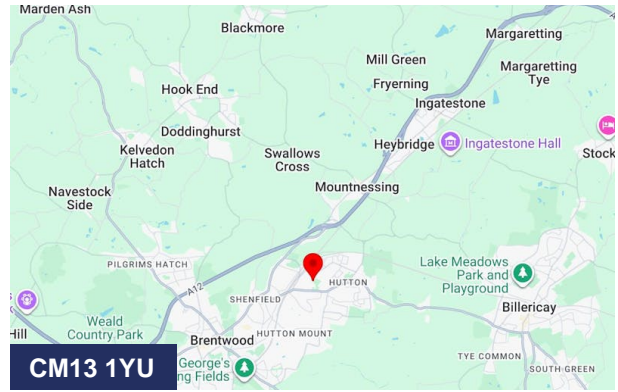
There will be a contribution to the running costs of the common areas. Further details to be provided.

Planning & Use

The property benefits from Class F1 Use and is suitable for Education, Institution and Community uses. Various Class E uses may be considered including Health & Fitness, medical, offices etc. but Creche & Day Nursery uses are excluded.

Legal Costs

Each party to bear their own



Summary

Available Size	2,974 sq ft
Rent	£30,000 per annum
EPC Rating	D (91)

Viewing & Further Information

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