

104 High Street, Brentwood

CM14 4AP



To Let

1,098 to 2,245 sq ft
(102.01 to 208.57 sq m)

Office Accommodation

- High Street Location
- Floors available separately or combined
- Close to Public Car Parks
- Two Parking Spaces Available
- Brentwood Railway Station Within Walking Distance
- M25/A12 Within Two Miles
- Alternative Class E uses considered

Location

The property is located at the western end of Brentwood High Street, situated between Papa John's and Subway. Within the High Street are numerous national and local retailers, bars and restaurants. Brentwood Rail Station is 10 minutes walk away providing services to London's Liverpool Street and Stratford. The A12 and M25 (J28) are within a 10 minute drive. Access is from the rear via Hart Street.

Description

The property comprises first and second floor offices plus staff facilities. The floors are available separately or combined.

Accommodation

1st and 2nd floor accommodation comprises the following areas measured on a net internal basis:

Description	sq ft	sq m
First Floor	1,098	102.01
Second Floor	1,147	106.56
Total	2,245	208.57

Terms

New lease terms to be agreed.

Rent

Upon application

Service Charge/ Insurance

There is no current service charge as the space is under a single occupancy. The current annual building insurance premium is £1,451.13.

Planning & Use

Offices falling within Class E. Other Class E uses will be considered.

Value Added Tax

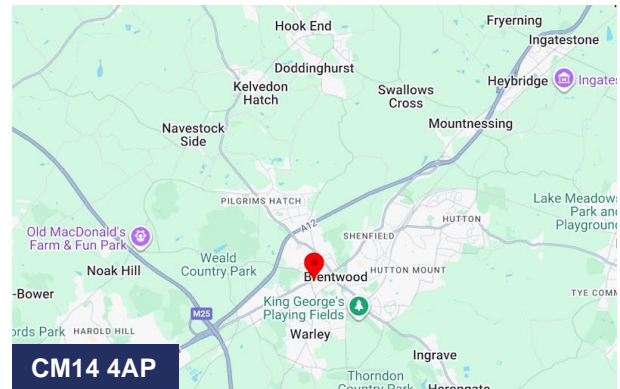
VAT is not applicable to the rent.

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.



Summary

Available Size	1,098 to 2,245 sq ft
Rates Payable	£18,712.50 per annum based on new rates for 2026/27
Rateable Value	£37,500
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Viewing & Further Information

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