



To Let

1,572 sq ft
(146.04 sq m)
£29,868 per annum

Office Space

- Modern Industrial & Business Estate
- Suitable for a Wide Range of Requirements
- Close to Harold Wood Mainline Railway Station
- Direct Road Links
- Less Than 2 Miles From A12/M25 Junction
- Easily Accessible for Transport/Logistics

Location

The Old Brickworks Industrial Estate is conveniently located south of the A12, less than two miles from Junction 28 on the M25 motorway. Harold Wood station is within walking distance and provides a frequent rail service to London Liverpool Street, as well as the Elizabeth Line; providing fast access to Heathrow Airport and central London.



Description

An office building located within The Old Brickworks Industrial Estate.

Terms

Available on a new full repairing and insuring lease for a term to be agreed

Rent

£29,868 per annum exclusive.

Planning and Use

The property can be used for offices.



Business Rates

From April 2026, the property will have a rateable value of £19,500.

Service Charge

Service charge is not applicable.



Energy Performance Certificate

The property has an energy rating of C 53.

Value Added Tax

Value Added Tax is applicable.

Summary

Available Size	1,572 sq ft
Rent	£29,868 per annum
Rates Payable	£5.16 per sq ft Based on valuation for 2026
Rateable Value	£19,500
EPC Rating	C (53)

Viewing & Further Information

Mark Mannerling

01277 289150 | 07896 768002

enquiries@mjmpropertyconsultants.co.uk

Legal Costs

Each party to bear their own legal costs.

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.