23 The Baytree Centre, Brentwood

CM14 4BX



To Let

2,344 sq ft
(217.76 sq m)

Rent on application

Class E Unit

- Temporary Let
- Town Centre location
- Part of Established Shopping Centre
- Walking Distance from Station & Car parks

mjmpropertyconsultants.co.uk
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Location

Situated in the heart of Brentwood town centre, immediately adjoining the High Street, The Baytree Centre provides an established retail environment with a strong mix of national and independent occupiers. The Centre benefits from excellent pedestrian connectivity, extensive nearby public parking and convenient access to Brentwood railway station and the wider road network, including the A12 and M25.. Brentwood Rails Station is within 5 minutes walk.



Description

Unit 23 forms part The Baytree Centre which provides a covered and external shopping environment and is complemented by a range of established national and independent retailers, including Sports Direct, Poundland, Waterstones, Card Factory, Savers, Clarks and The Works, together with a range of food, leisure and service operators.



Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	1,710	158.86
1st	634	58.90
Total	**2,344**	**217.76**



Terms

The unit is offered to rent on a short term basis for a period until April 2028.

Rent

Offered on an inclusive rent basis covering rent, service charge and insurance. Tenant responsible for Business Rates and utilities

Planning & Use

The property falls within Use Class E. Suitable uses include general retail, food & beverage, health & beauty, office and community.

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. Electronic checks to comply with these obligations will be carried out.

Administration Fee

Upon terms being agreed, the prospective tenant or purchaser must pay an administrative fee of £250 + VAT to MJM Property Consultants. This fee covers associated administrative costs, including any referencing fees incurred.

Summary

Available Size	2,344 sq ft
Rent	Rent on application
Rates Payable	£12,415 per annum
Rateable Value	£32,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Viewing & Further Information

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Regulated by RICS

MJM Property Consultants Ltd give notice that these particulars are set out as a general outline only for the guidance of intending purchasers or tenants, correct to the best of our knowledge and do not constitute any offer or form of contract. No warranty is given in relation to the condition of the property or implied in relation to utilities and electrical, mechanical or other equipment. Prospective purchasers or tenants are strongly advised to obtain professional property and legal advice in relation to this property before entering into any contract.
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South St
SERVICE AREA
DWELLINGS
DWELLINGS
DWELLINGS
OFFICE
LIBRARY
DENTAL SURGERY
TARANTINO ITALIAN RESTAURANT
BLUE RIDER CARE CHARITY SHOP
ELECTRICAL & GAS APPLIANCES
CAFE WHITTAKERS
PET SHOP
ROYAL MAIL
POSTAL SORTING



