

**UNIT 4 KESTREL PARK, TALLON ROAD, BRENTWOOD, ESSEX, CM13 1TN**

**TO LET - LIGHT INDUSTRIAL/BUSINESS UNIT**  
2,340 sq.ft ( 217.39 m<sup>2</sup> )



**Location**

Kestrel Park forms part of the established Tallon Road Industrial area which is situated in Hutton just a short distance from central Brentwood and neighbouring Shenfield. The A12 arterial road is within a few minutes drive providing quick access to the M25 at junction 28. Shenfield Station (part of Crossrail) offers a direct rail service into central London (Liverpool Street) and the South East.

**Accommodation**

A single storey end of terrace light industrial/warehouse and business unit of steel portal frame construction with an up and over access door. The unit incorporates an extensive mezzanine floor providing offices and staff facilities. There are 4 allocated car parking spaces

<b>Ground Floor</b>	1,250 sq.ft ( 116.13 m <sup>2</sup> )
<b>Mezzanine offices and staff area</b>	1,090 sq.ft ( 101.26 m <sup>2</sup> )
<b>Total</b>	2,340 sq.ft ( 217.39 m <sup>2</sup> )

**Terms**

The property is to be offered on a new full repairing and insuring lease for a term to be agreed.

**Rent**

£26,000 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

**Service Charge**

A service charge may be applicable

**Rates**

<b>Rateable Value</b>	£11,750
<b>UBR (2021/2022)</b>	£0.499
<b>Rates Payable</b>	£5,614

The property qualifies for Small Business Rates Relief. Prospective tenants are advised to contact Brentwood Borough Council for clarification of their business rates liabilities

**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each party to bear their own legal costs.

**VAT**

Value added tax is applicable to the rent and service charge.

**Viewing & Further Information**

Contact joint letting agents Mass & Co:

Mark Mannering - mark.mannering@massandco.com