TO LET

Detached Industrial/Warehouse Unit With Offices & MOT Area

6,964 sq. ft. (647 m²)

FORMER ALLEN FORD SERVICE CENTRE

The Drive, Great Warley, Brentwood, Essex, CM13 3BH

- **Short Term Only**
- **Four Side Access Roller Shutters**
- **Customer & Staff Parking**
- **Two Years Maximum Lease**
- **Self-Contained Site**
- **Wash Facility Area**

KEMSLEY LLP
PROPERTY CONSULTANTS
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LOCATION
Brentwood is situated approximately 25 miles to the east of central London, accessed via the A12 trunk road which provides good communications throughout the South East Essex Area and direct links to the M25 motorway which is approximately three miles distant. Brentwood main line railway station provides frequent services to London Liverpool Street and is also due to benefit from Cross Rail.

DESCRIPTION
The available accommodation comprises a detached industrial / warehouse unit on a self-contained site of 0.64 acres, fronted by reception and offices, together with kitchen and W/C facilities. The main warehouse is accessed via four roller shutters. To the side of the site is an MOT testing area, and car wash facility, plus additional kitchen and W/C facilities. Externally, on site staff and visitor parking is provided with approximately 49 allocated car parking bays.

ACCOMMODATION

Workshop	4,155 sq. ft. (386 m²)
Reception/Office	1,378 sq. ft. (128 m²)
MOT Area	678 sq. ft. (63 m²)
Store	269 sq. ft. (25 m²)
Mess/WC's	269 sq. ft. (25 m²)
Total	**6,749 sq. ft. (627 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE
Leasehold - short term only with a maximum term of of two years, outside the the security of tenure provision of the Landlord and Tenant Act 1954, as amended. Further details upon application.

RENT
£60,000 per annum exclusive.

VAT
All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES
From enquiries made of the Local Authority we are advised the premises has a rateable value of £50,500. Based upon the current Uniform Business Rate we believe the rates payable amount to £25,856 for 2021/22.

EPC
An EPC has been commissioned.

LEGAL FEES
Each party to bear their own legal costs incurred in this transaction.

CONTACT
Strictly by appointment via sole agents:

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