

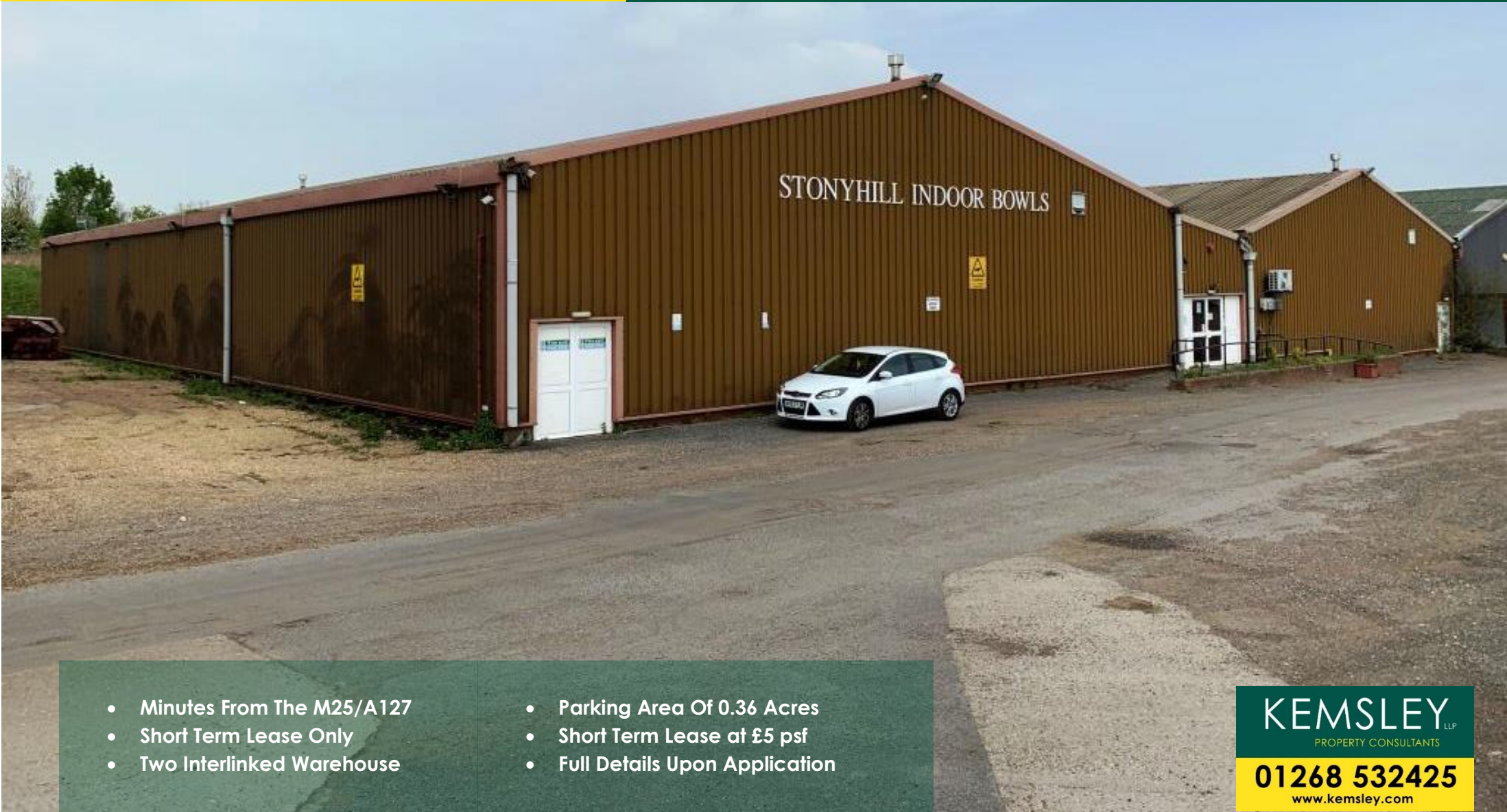
## TO LET – SHORT TERM LETTING

### Warehouse/ Storage Facility

From Approx. 9,072 Sq. Ft. (842.88 Sq. M) - 18,146 Sq. Ft. (1,685.76 Sq. M.) G.I.A.

## FORMER STONYHILL BOWLS CLUB

Brentwood Road, Ingrave, Brentwood, Essex, CM14 3LW



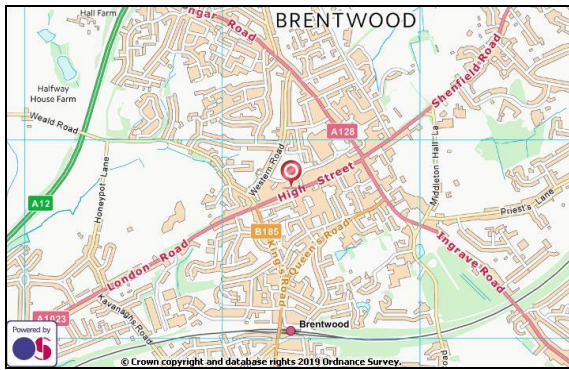
- Minutes From The M25/A127
- Short Term Lease Only
- Two Interlinked Warehouse

- Parking Area Of 0.36 Acres
- Short Term Lease at £5 psf
- Full Details Upon Application

**KEMSLEY**<sup>LLP</sup>  
PROPERTY CONSULTANTS

**01268 532425**

[www.kemsley.com](http://www.kemsley.com)



## LOCATION

Brentwood is situated 25 miles north-east of London and 12 miles south-west of Chelmsford. The M25 (J28) is approximately two miles from the town centre which has a regular train service to London Liverpool Street (35 minutes).

## DESCRIPTION

Two interlinked warehouses available on a short term basis with a generous parking area. Available separately or together. The space is in a very good condition and would suit a variety of uses. The two areas have a minimum eaves height of 4.3m and an apex of 7m. Full information is available upon request. An open storage area is located adjacent totalling around 6,000 Sq. Ft. A further 0.36 acres of open storage/parking is located opposite the unit. Further information is available upon request.

## ACCOMMODATION

Unit A	8,737 Sq. Ft.	(811.67 Sq. M.)
Unit B	7,391 Sq.Ft.	(686.62 Sq. M.)
<b>Total</b>	<b>18,146 Sq.Ft.</b>	<b>(1,685.76 Sq. M.)</b>

*Breakdown not including shared common parts.*

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

## TENURE

The premises are available upon a short term leasehold basis, further details upon application.

## EPC

Further information upon application.

## RENT

£90,000 per annum exclusive.

## VAT

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

## BUSINESS RATES

Interested parties are advised to make their own enquiries of Brentwood Borough Council for verification of the rates payable.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## LEGAL FEES

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

## CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

## CONTACT

Strictly by appointment via sole agents:

David Sewell  
Tel: 01268 290 299 / 07837 409 316  
Email: david.sewell@kemsley.com

Ashley Pearson  
Tel: 01268 290 298/07813 973 113  
Email: ashley.pearson@kemsley.com

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