

FOR SALE

Industrial / Warehouse Units

3,645 & 3,725 sq. ft. (339 & 346 m²)

11 Tallon Road, Hutton, Brentwood, Essex, CM13 1TF



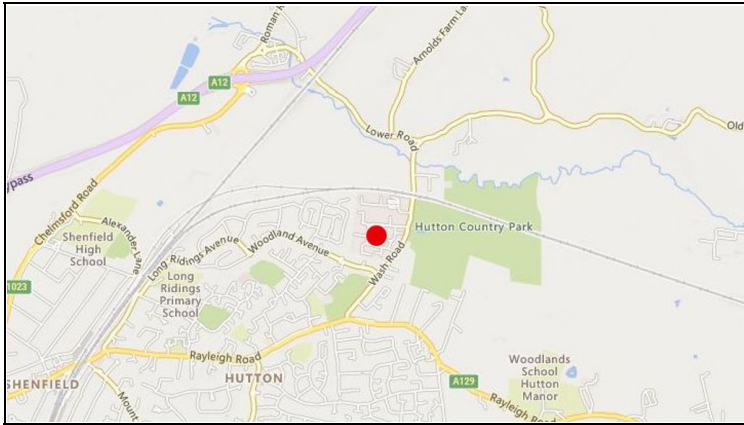
- Rare freehold opportunities
- Open warehouse / workshops
- 3-phase power

- Available separately or combined
- Mezzanine
- Car parking & forecourt (11 Tallon Road)

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01245 358988

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LOCATION

Tallon Road Industrial Estate is situated in Hutton, Brentwood 1.3 miles from the A12 (J12) provides dual carriageway access to the M25 (J28) (5.7 miles distant). Shenfield railway station (1.4 miles) provides regular train services to London Liverpool Street with a journey time of approximately 25 minutes.

DESCRIPTION

11 & 17 Tallon Road comprise two single storey, light industrial/warehouse/workshop units situated with a complex of similar units. 11 Tallon Road provides clear warehouse/workshop, small mezzanine, offices and has external forecourt/parking. 17 Tallon Road, located to the rear of the complex, provides workshop and mezzanine and has parking. There is 3-phase power to both units and communal W/Cs.

ACCOMMODATION

11 Tallon Road

Workshop/warehouse & offices	3,554 sq. ft. (330 m ²)
Mezzanine	171 sq. ft. (16 m ²)
Total	3,725 sq. ft. (346 m ²)

17 Tallon Road

Workshop/warehouse	2,057 sq. ft. (191 m ²)
Mezzanine	1,588 sq. ft. (148 m ²)
Total	3,645 sq. ft. (339 m ²)

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

TENURE

Units are available for sale separately or combined upon freehold terms.

PRICE

11 Tallon Road - £515,000 exclusive.

17 Tallon Road - £355,500 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 the Brentwood Borough Council for verification of the rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

Unit 11 has an EPC Rating of D - 82.

Unit 17 has an EPC Rating of D - 87.

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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