



Unit 3 Prospect Way
Hutton
Brentwood
Essex

Business Unit for Storage or Light Industrial Use

- 1,430 sq ft (133 sq m)
- Part Newly Refurbished
- Established Industrial Location

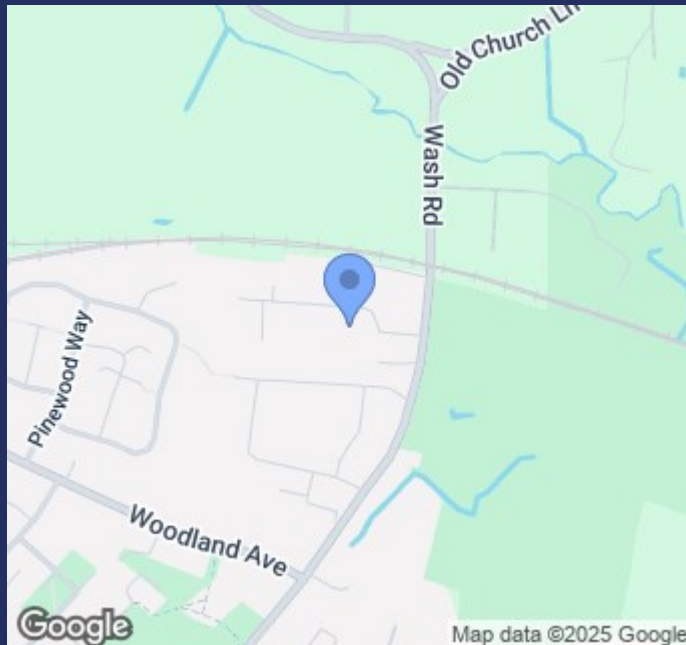
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Description

The property comprises 3 adjoining terraced industrial /storage units each of steel portal frame construction with brick and profile cladding to the external elevations. Each unit has a small office area and WCs. There is gas heating and three phase power.



Accommodation

The unit has the following floor area measured on a GIA basis:

1,430 sq ft (133 sq m)

Terms

The unit is to be offered on new full repairing and insuring lease on terms to be agreed.

Rent

Rent of £18,590 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

Business Rates

The property is currently rated as a whole with a rateable value of £42,500 giving a current rates payable for 2025/26 of approx. £21,200

Service Charge

An estate service charge is applicable. Further details available.

Planning and Use

The property use falls within Class B1, B2 & B8 and potentially Class E (g)

Energy Performance Certificate

Awaited

VAT

VAT is not applicable to the rent

Legal Costs

Each party to bear their own legal costs

Viewing & Further Information:

Contact MJM Property Consultants:

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