



2a Warley Hill – Brentwood Station

TO LET — RETAIL UNIT

BRENTWOOD STATION, LONDON CM14

The subject premise is situated in a prominent position only 1 minutes' walk from Brentwood Station and conveniently sits in a highly residential catchment area. The unit is surrounded by a range of local independent occupiers, which complement the cluster national retail offers at Brentwood High Street, 0.5 miles north of the unit. The unit benefits from a good glass frontage.

Location:

Brentwood Underground Station is located in the town of Brentwood, Essex. The station sits in Travelcard Zone 9 and is served by TFL Rail on the Liverpool Street to Shenfield rail line. The station sits in-between Harold Wood and Shenfield Station. Liverpool Street Station is currently 18 miles 16 chains down the line from the Station. Brentwood Station will also be incorporated into the new Crossrail line due to open later this year, further linking the station to Central London, Heathrow and Reading.

1.98 million+
Annual station footfall

London Underground serves:

1.35 billion
Passengers a year





Description:

The unit is well configured and has a single frontage. The premise directly faces the main road that directs traffic to Brentwood Station and Brentwood High Street. The unit was recently redecorated and conveniently includes storage space and a toilet.

Unit Sizes:

Unit 1 — NIA 415 sq ft (38.51 sq m)

Rent:

The rent payable to be an agreed minimum guaranteed rent (MGR) based on a percentage of turnover (sales).

Lease:

The unit is available on a 5-year lease contracted outside the Landlord & Tenant Act and will incorporate an annual RPI rent review.

Rates:

The Tenant will be responsible for the Rates Payable, which are yet to be assessed. Interested parties are advised to contact the VOA direct for more information.

Services:

The unit benefits from power, water and drainage.

Legal Costs:

Each party is to be responsible for their own legal costs.

Deadlines for Offers:

Interested parties will be expected to provide a full business case with financials.

Virtual Viewing:

<https://my.matterport.com/show/?m=ZikQ8uZVU9x>

Contact:

On behalf of:



CUSHMAN & WAKEFIELD



TRANSPORT FOR LONDON

Alice Hershman

020 7152 5798

alice.hershman@cushwake.com

Paloma Friedrich

020 7152 5236

paloma.friedrich@cushwake.com

For professional tenancy advice:

The Code of Leasing Business Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy.

Details available from:

www.leasingbusinesspremisses.co.uk



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