

Mileway

COMING APRIL 2022

Unit 3 Brentwood Trade Park Brentwood

Available to Let
Trade counter unit
5,025 sq ft (467 sq m)



24hr access and usage



Allocated parking



3 phase electricity



Gas supply



Secure estate



Fully integrated first floor area

Brentwood Trade Park

Unit 3, Hutton Industrial Park, Brentwood, Essex CM13 1TF



Description

Brentwood Trade Park is a modern self-contained development of 10 units, comprising two terraces and two detached units. The subject premises, unit 3, is end terraced fronting Tallon road and designed with the Trade sector in mind with glazed pedestrian access and a full height roller shutter loading door and allocated parking spaces. Other Brentwood Trade Park occupiers include Toolstation, Connect Plumbing and Grant & Stone in addition to Screwfix, Howdens and CEF also on the wider estate.

Location

Brentwood Trade Park is situated within the established commercial area of Tallon Road, Brentwood. The estate is approximately 1.5 miles from the A12 and 4.5 miles from the M25 (J28); with the M11 /M25 junction being approximately 10 miles to the west, the A13/Dartford Crossing junction is approximately 15 miles eastwards. Northwards along the A12 the major Ports of Harwich and Felixstowe are within approximately 55 miles.

Property owned by **Mileway**

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EPC

EPC available upon request.

Terms

Unit is available to let on new FRI lease terms. Rents upon application.

Viewing / Further Information

Please contact the joint sole agents:



Joe Reubin
jreubin@lsh.co.uk
01245 215 521

VAT

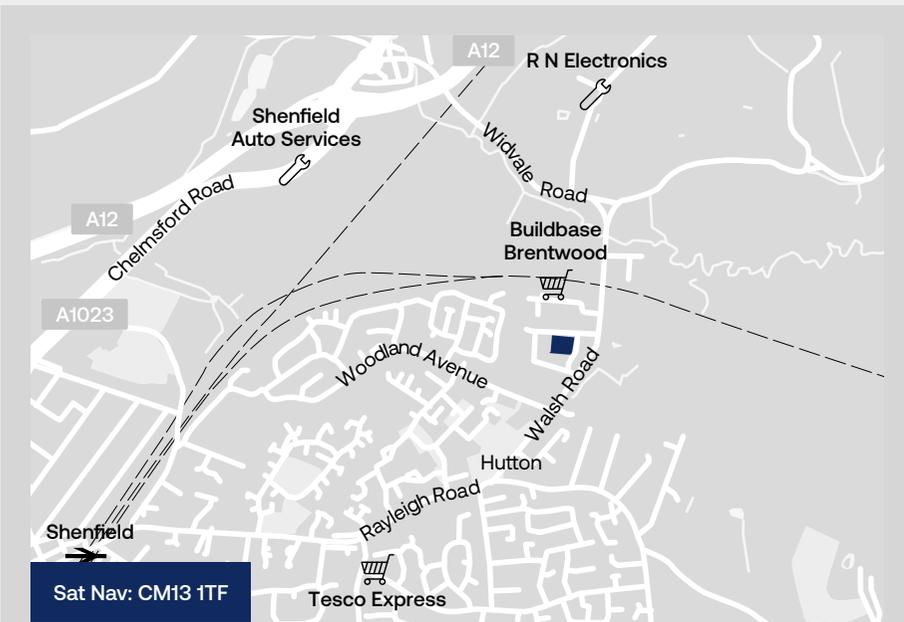
VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



Paul Fitch
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01245 676 938



Accommodation

Floor areas are as follows (based on GIA):

Unit	Area (sq ft)	Area (sq m)
Unit 3	5,025	467

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