

45 Tallon Road
Hutton, Brentwood,
Essex, CM13 1TG



TO LET, HUTTON (BRENTWOOD) ESSEX,
ALL-INCLUSIVE OFFICE ACCOMMODATION



45 Tallon Road, Hutton, Brentwood, Essex, CM13 1TG

- Three Office Suites
- On Established Business Estate
- Easy Access To A12
- 24 Hours/7 Days A Week Access
- Immediate Availability
- All Inclusive Rent

Property: Comprising 3 Office suites on the first floor of an impressive detached building, of 155 sq.ft., 301 sq.ft. & 365 sq.ft.



Tenure:

To let by way of a lease, provided by the landlord, for an initial period of not less than 90 days. Thereafter, either party may give to the other not less than 90 days notice to bring the tenancy to an end.

Rents:

Suite 2: £450pm.

Suite 5: £850pm.

Suite 6: £850pm.

(Should the tenant require to be connected to the Fibre Broadband Optic supply, there will be an additional charge of £50pm).

Business Rates:

All three suites have rateable values below the current threshold, and therefore qualifying occupants will be able to claim 100% Small Business Rates Relief.

Legal Fees:

Should the tenant wish to instruct Solicitors, the tenant will be responsible for those fees as well as the landlords Solicitors fees.