

Coke Gearing

consulting

Chartered Surveyors

Unit 2 & 3 Tallon Road,
Hutton Industrial Estate,
Brentwood CM13 1TG

10,747 sq ft (998.39 sq m)
Warehouse / Distribution Unit

- Rare freehold opportunity
- Good access to A12 (J12)
- Secure car park
- Well presented office space
- Two level loading doors
- 6 miles to M25



For Sale / To Let

WWW.COKEGEARING.CO.UK

LOCATION

The property is in the established commercial area of Tallon Road, Brentwood, approximately 1.5 miles from the A12 and under 6 miles from the M25 (J28); thus, the major arterial routes to London are easily accessible. The A13/Dartford Crossing junction within approximately 15 miles eastwards. Northwards along the A12 are the major ports of Harwich and Felixstowe.

The town of Brentwood, and the closer Shenfield, provide a range of local amenities and shopping facilities. Shenfield overground station provides direct rail services into London Liverpool Street with a journey time of approximately 25 minutes and direct access onto the Elizabeth Line

Hutton Industrial Estate is a thriving and busy business hub with nearby occupiers including Howdens Joinery, Toolstation, Topps Tiles, Vickers Timber, Screwfix and Rexel.



DESCRIPTION

The property comprises two units out of a terrace of three, which have been reconfigured as a single unit. The units are set within a shared but secure site in a corner position off Tallon road.

The warehouse accommodation is arranged across two bays with two level loading doors, one either side of the central office block. There is also a storage mezzanine which is adjacent to and provides access into the first-floor offices.

The offices are presented to a good standard throughout. The ground floor provides a kitchen and staff break out room, WC facilities and large meeting room. The first floor is predominately open plan, currently used a showroom, with an additional glass walled office providing a more traditional office space and further WC facilities.

The yard is secure, but access must be provided to Unit 1 which is in the far corner of the site. The subject property has around 12-13 parking marked spaces.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Main Warehouse	6,891	640.17
Ground Floor Offices	1,740	161.62
Ground Floor Workshop	376	34.98
First Floor Office	1,740	161.62
Total	10,747	998.39
Mezzanine	893	83.15
Mezzanine Studio	177	16.5

Floor areas stated are Gross Internal Area (GIA) and are approximate. Interested parties should verify all measurements independently

TENURE

Freehold

PRICE

£1,900,000

TERMS

The property is available to lease on a new full repairing and insuring lease, on terms to be agreed.

Rent on Application.

ENERGY PERFORMANCE CERTIFICATE (EPC)

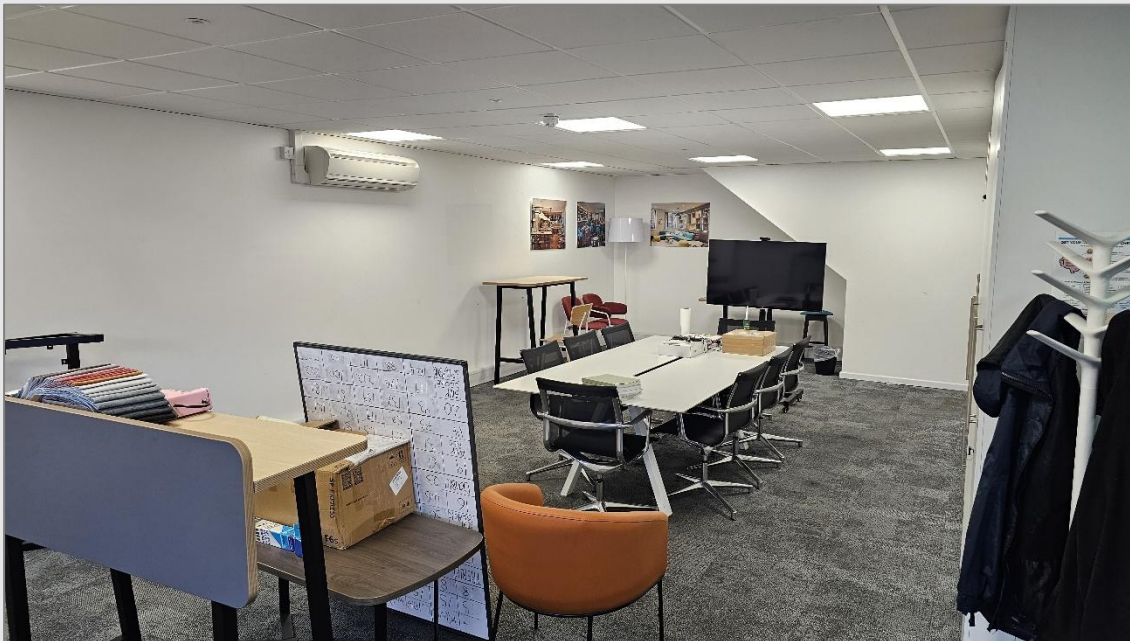
B – 49
Expires 2nd March 2033

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.



SERVICES

We understand that mains electricity, gas, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries

PLANNING

Interested parties are to make their own enquiries with the local planning authority to satisfy themselves that the unit has the correct use for their needs

LEGAL AND PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

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Details prepared on 05/05/26