To Let
Office Property

Quality self contained office building with 6 parking spaces

The Lake Office, Little Bassetts Farm, Magpie Lane, Little Warley, Nr Brentwood, Essex, CM13 3AE

- 1,850 Sq Ft (172 Sq M)
- Unique landscaped setting
- Central heating
- Quiet working environment
The property is located 3 miles south east of Brentwood town centre, in close proximity to Childerditch Common, The Greyhound Public House and the A127 Southend Arterial Road (eastbound). Access to the Lake Office is via an unmade road at the junction of Magpie Lane with Childerditch Lane through a security gate.

Description
The Lake Office is a converted single storey self contained building forming part of a private residential estate with extensive grounds in a landscaped setting.

- Converted to a high standard
- Mainly open plan
- Rest room and storage area
- Oil fired central heating
- Fully fitted kitchen and shower facility
- Internal security shutter to front
- Good decorative condition

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<tr>
<th>Accommodation area</th>
<th>Sq Ft</th>
<th>Sq M</th>
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<tr>
<td>Ground Floor</td>
<td>1,850</td>
<td>172</td>
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VAT
All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs
Each party to be responsible for their own legal costs.

Terms
The be let on a renewable licence upon terms to be agreed.

Rent
£18,500 per annum exclusive (£10 per Sq Ft)
Additional costs for power and oil fired heating.

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