

# Brentwood Trade Park

Tallon Road Hutton Industrial Estate Brentwood CM13 1TF  
Warehouse | 4,780 - 15,751 ft<sup>2</sup>



Dedicated parking spaces



Three-phase electricity



Secure estate with 24 hour access



Clear height from 6m to 8m



Range of unit sizes available

Available to Let

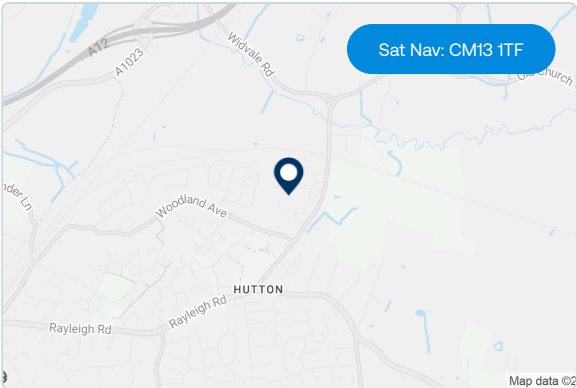


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## Description

Brentwood Trade Park comprises ten units off Tallon Road in an area collectively known as the Hutton Industrial Estate. The development comprises two terraces plus two stand-alone units (4 & 5). The development was completed in approximately 2016. The units available to let are made up of two standalone buildings and one mid-terrace unit. Comprising of open plan warehouse space and elements of office content. These modern units provide three phase electric, gas connection, electric roller shutter doors, dedicated parking & 6.3m eaves height.



## Location

Brentwood Trade Park is situated in the established commercial area of Tallon Road, Brentwood, approximately 1.5 miles from the A12 and under 4.5 miles from the M25 (J28); thus the major arterial routes to London are easily accessible with the M11 and M25 junction being within approximately 10 miles to the west, 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 23 minutes and also direct access onto the Elizabeth Line.

## Further information

<b>EPC</b> EPC is available upon request.	<b>Rent</b> Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	<b>Terms</b> Available on new full repairing and insuring leases.	<b>Legal costs</b> All parties will be responsible for their own legal costs incurred in the transaction.
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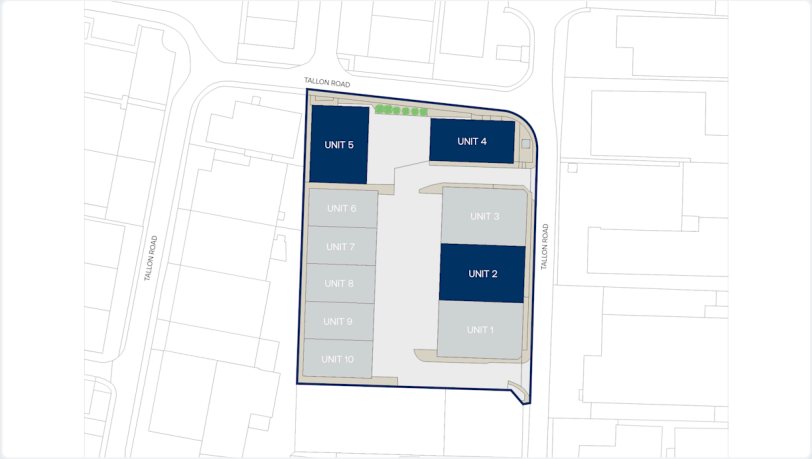
[Book a viewing](#)

**Peter Cole**  
Mileway  
southeast@mileway.com  
0203 991 3516

**Daniel Harness**  
Coke Gearing  
daniel@cokegearing.co.uk  
07887 058676

**Toby Pemberton**  
Coke Gearing  
toby@cokegearing.co.uk  
07949 530597

**Paul Fitch**  
Coke Gearing  
paul@cokegearing.co.uk  
07771 607585



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
UNIT 2	Warehouse	5,057	Immediately	7,164
UNIT 4	Warehouse	4,780	Immediately	6,801
UNIT 5	Warehouse	5,914	Immediately	8,379
Total		15,751		

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