



## 30 Wash Road

Hutton, Brentwood, CM13 1TB

**Prominent freehold corner  
site for sale with vacant  
possession in Brentwood**

**13,140 sq ft**  
(1,220.75 sq m)

- Excellent connectivity via the A12 and M25
- Prominent Corner Site
- Allocated parking and yard
- Site area 0.246 ha 0.61 acres
- OIEO £1,725,000 excl, VAT invited on an unconditional basis

Summary

Available Size	13,140 sq ft
Price	Offers in excess of £1,725,000
Rateable Value	£115,000
EPC Rating	Upon enquiry

Description

The property comprises a single storey, 5 bay unit, with four bays located at the front and one to the side. To the rear right hand side, there is also a two storey office, which has a separate entrance and dedicated parking. Customer parking includes six spaces at the front, eight spaces adjacent to the office entrance and additional van parking in a yard next to the side bay entrance.

Location

Located in a well established industrial area with excellent connectivity to major road networks, including the A12 (1.5 miles) and M25 motorways (5.5 miles), providing easy access to London, Chelmsford, and key distribution hubs.

The property is surrounded by a variety of commercial and industrial occupiers, including trade suppliers, manufacturers, and service providers. Notable nearby occupiers include Howdens, Topps Tiles and Screwfix.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	11,569	1,074.80
1st	1,571	145.95
Total	13,140	1,220.75

Viewings

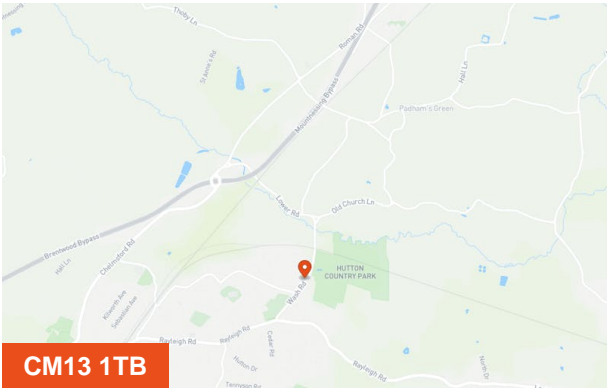
There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



Viewing & Further Information

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