

**TO LET**  
225 Sq Ft



- Parking
- Secure Area
- Shared Well Equipped Kitchen
- All Bill's Included
- Air Conditioned
- Wheel Chair Access



## LITTLE WARLEY HALL LANE, LITTLE WARLEY, BRENTWOOD, ESSEX, CM13 3EN

William Ross Property Services are pleased to offer this serviced office space located on the desirable Little Warley Hall Lane, CM13. This semi-rural yet well-connected location offers excellent access to the A127 and M25, while being only a short drive to West Horndon train station.

The office benefits from:

Being on a newly established business park

Reception area to welcome clients and guests

Ample on-site parking

Shared facilities including kitchen and WC

All bills included (utilities covered)

Internet available on site (additional cost)

This property is perfectly suited to a small business seeking a professional base in a peaceful location with easy access to major transport links.

Please note: Rent is subject to VAT.

For further details or to arrange a viewing, please contact William Ross Property Services.

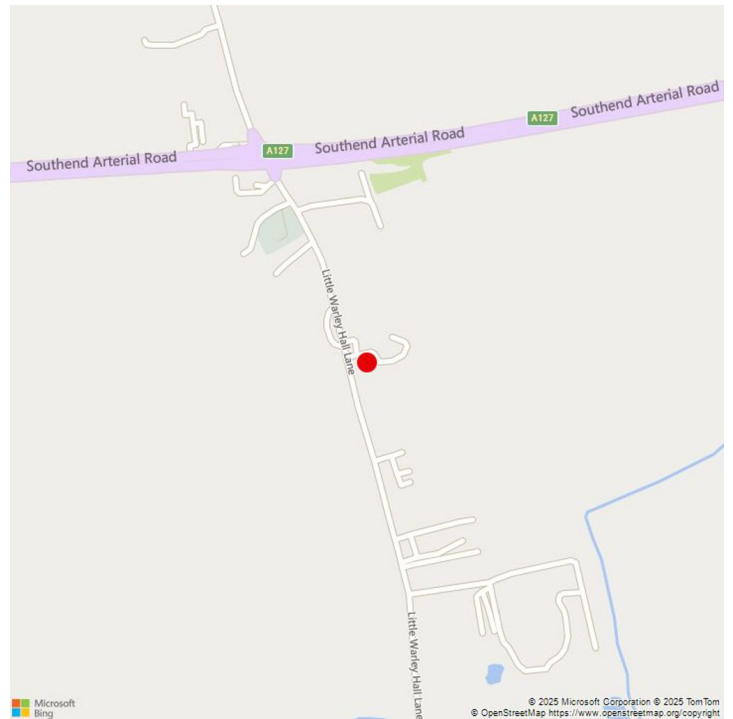
**Property Disclaimer** These particulars do not form part of an offer or contract. All measurements provided are for guidance purposes only and should not be relied upon as accurate. Prospective buyers and tenants are advised to verify the measurements independently before incurring any expenses. William Ross Property Services Ltd has not tested any equipment, fixtures, fittings, or services. It is the responsibility of the buyers and tenants to ensure the functioning of any appliances.

### Location

Located in Brentwood, this industrial space benefits from excellent transport links, including convenient access to the A127 and M25. Just a 5-minute drive to West Horndon Station, you can access to C2C line offering direct service to London Fenchurch Street in approximately 30 minutes.

### Legal Costs

Each Side Covers Own Legal Costs



### Additional Information

#### Rent

£7,000 Per Annum

#### Viewing

All viewings are strictly by appointment through the sole agents, William Ross Property Services.

#### Contact

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