01206 577667

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Whybrow

First Floor Office - To Let

10 New Street, Braintree, Essex, CM7 1ES

Asking Rent: £15,000 per annum exclusive

1,343 Sq. ft (125 Sq. m)

- Pedestrianised Town Centre Location
- May Suit A Variety Of Uses (Subject to Planning)
- New Lease Available
- Multi Storey Car Park Situated a Few Minutes Away
- Good Access to the A120 Providing Links to Colchester

Location

Braintree is a growing Essex market town with a population of around 45,000. It enjoys excellent transport links due to its close proximity of the busy A120 and around 15 miles west of Colchester and north of Chelmsford. There are direct rail links into London Liverpool Street with a journey time of around 1 hour and London Stansted Airport within 15 miles.
The property is located within the Southern area of Braintree town, within a pedestrian route allowing easy access through to the High Street. The area is predominantly occupied by independent retailers.

Description

The property is accessed via a ground floor door between The Children's Society (12 New Street) Kings Property (2-4 New Street). This leads directly to a staircase taking you to the first floor, above 12 New Street.

The property itself is divided into a variety of different rooms and storage areas many with carpeting and some with laminate flooring. The windows are single glazed and there is spotlighting through providing a good amount of light, the walls and ceilings and plastered and painted with perimeter trucking surrounding.

There is also a kitchen and both male and female WC's. In terms of condition, the property appears to be in reasonable repair but could do with a coat of paint, alternatively a tenant may seek a rent free period if you would rather offer this. We understand the property has both electric and water, I can see evidence of old gas pipes, but these appear to be capped off.

Accommodation

The property benefits from the following Net Internal Areas (NIA):

Office 1	406 sq. ft
Office 2	494 sq. ft
Office 3	229 sq. ft
Office 4	105 sq. ft
Reception Area	109 sq. ft
Total	**1,343 sq. ft (125 sq. m)**

Asking Terms

The property is available by way of a new Full Repairing and Insuring (FRI) Lease for a term of years to be agreed, with regular upward only rent reviews.

Rent

£15,000 per annum exclusive of Business Rates, VAT and all other outgoings.

Planning

The property benefits from an established Class E (Office) use. Interested parties are advised to contact Braintree District Council on 01376 552525.

Business Rates

The property appears in the Valuation List with a Rateable Value of £11,750.

VAT

The property is elected for VAT.

Legal Fees

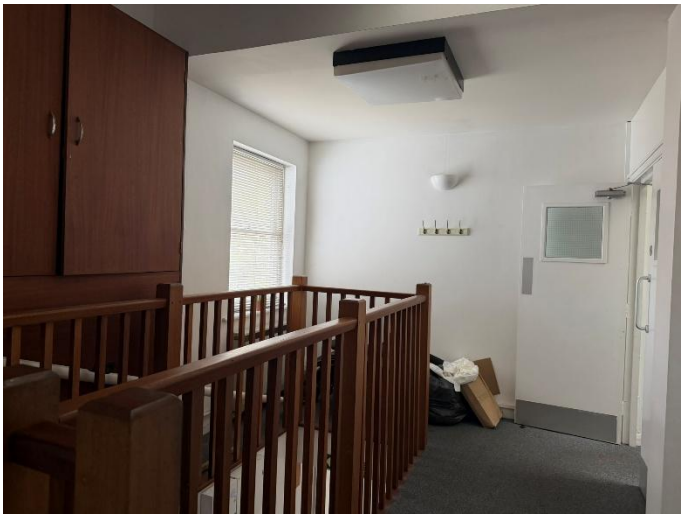
Each party is to bear their own legal costs throughout the course of any transaction.

Energy Performance Certificate

The property has an EPC Certificate with a rating of C57.

Property Details

Whybrow



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