01206 577667
www.whybrow.net

Whybrow

TO LET

Flexible Office Accommodation

The Old Slaughterhouse, Boars Tye Road, Silver End, CM8 3PP

£26,000 pax

Location

The Old Slaughterhouse is situated on Boars Tye Road within the established village of Silver End, approximately 5 miles north of Witham and 4 miles southeast of Braintree. Silver End offers a range of local amenities and services, while the larger centres of Witham and Braintree are both readily accessible.

The property benefits from excellent road connectivity, the A12 can be accessed at Rivenhall Junction, approximately 3.5 miles away, providing convenient links towards Chelmsford, Colchester and London. The A120 is approximately 3 miles away at Galleys Corner, providing access towards Stansted Airport, the M11 and the wider regional road network.

Witham Railway Station is the nearest mainline station, providing direct services to London Liverpool Street, while Braintree and White Notley also provide rail connections.

Schedule of Accommodation	Sq. m	Sq. Ft
Ground floor		
Offices	897.1	1,045
Stores	12.1	130
Kitchen	5.3	57
2x W.C.'s		
First floor		
Office	28.2	303
Total	142.7	1535

Total NIA: 1535 Sq. Ft

Description

The property is available in its entirety, or with the potential to be subdivided, providing a range of professional and cost-effective office suites suitable for individuals and small teams

The premises benefit from fibre-optic broadband, W.C. facilities, storage and a fitted kitchen.

The property is secured by gated access and benefits from access control, CCTV and on-site parking for up to 20 vehicles. For further information or to discuss subdivision options tailored to your requirements, please get in touch.

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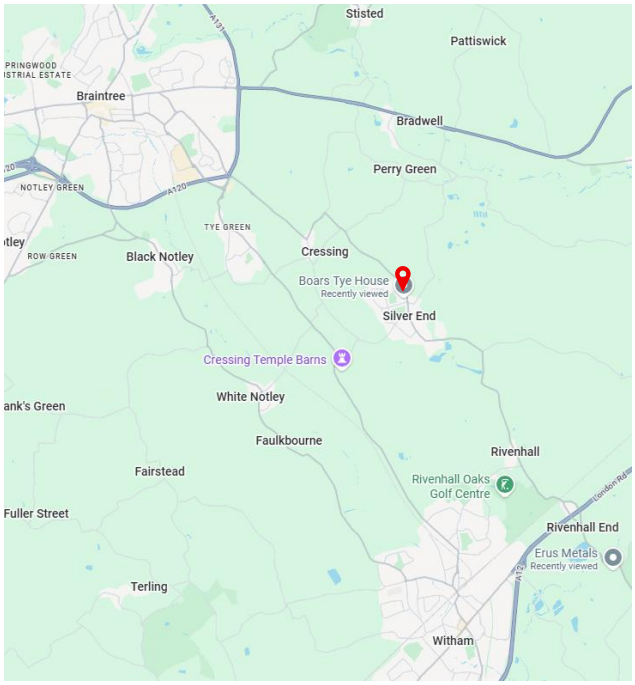

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Misrepresentations Act 1967

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Legal Fees

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

Planning

The properties benefits include *Class E Use*.
Interested parties are advised to make their own enquiries to Braintree District Council on 01376 552525.

VAT

The property is elected for VAT.

Business Rates

The property appears on the Valuation List with a Rateable Value of **£3,950**.

Energy Performance Certificate

The property has an EPC Rating of **39B.**

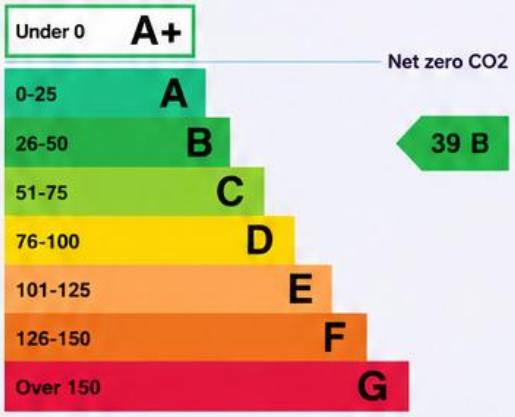
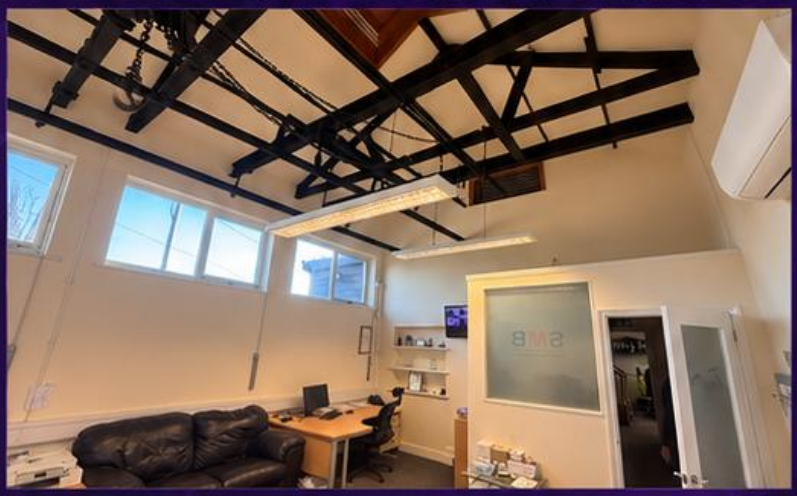
The Old Slaughterhouse
Boars Tye Road
SILVER END
CM8 3PP

Energy rating

B

Valid until	Certificate number
29 November 2032	**1176-1643-2998-4340-6561**

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.