

Bridge Street,  
Halstead



**First Floor Offices  
Totalling 841sq ft**

**Available To Let  
£9,500pa**

Property Features

- Central Location
- Private Entrance
- Parking To Rear

EPC Rating: C

This property comprises of a collection of different sized offices.

There are male and female toilets and a small kitchenette.

The offices are located above a retail premises with the front entrance door located between two shops.

Total floor surface area: 78.2m sq (841sq ft).



## Premises

### Main Entrance

The main entrance to the offices is located on the ground floor, located between two retail premises. The door leads up a flight of stairs and into the entrance hallway.

### Entrance Corridor 2.52m x 0.86m

Laminate wood effect flooring with doors leading to both right and left hand offices, as well as toilets and kitchenette. Door leading to staircase down to front entrance door.

### Office One 5.69m x 2.42m

Dual aspect double glazed window to both the front of the property and one to the side. The floor is a laminate wood effect flooring with surface mounted modular light fittings.



### Office Two 5.71 x 2.72m

Side aspect double glazed windows with laminate wood effect flooring, with surface mounted modular light fittings. The room is heated by an electric storage heater.

### Office Three 4.38m x 3.82m

Side aspect double glazed window with laminate wood effect flooring, electric storage heater and surface mounted modular light fittings (doors leading to store room, small double office and single office space)



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## Transport Links

### Train Routes

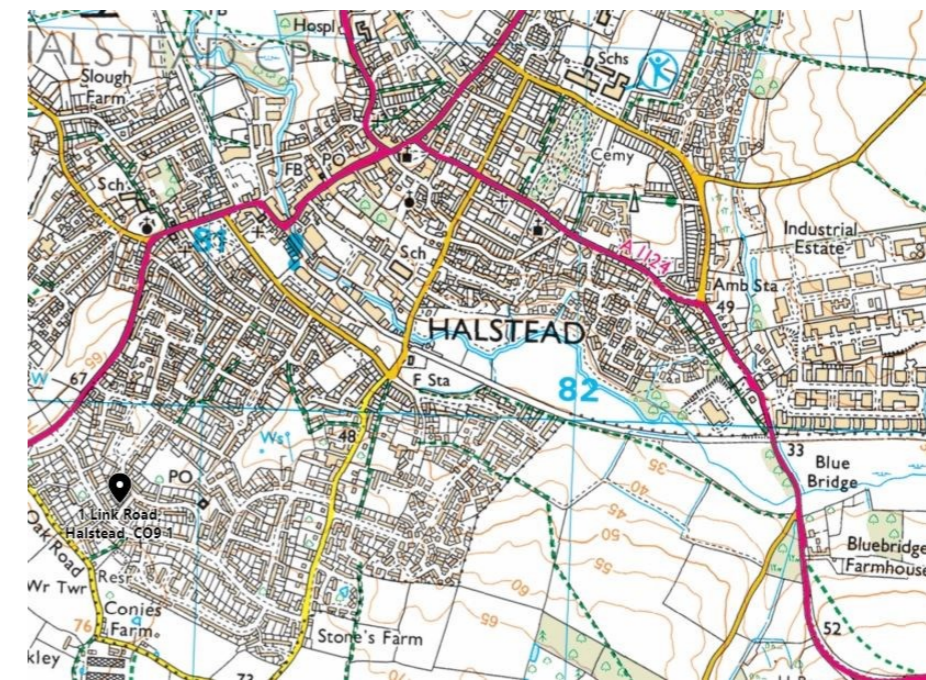
The closest train stations to Halstead are Braintree, Sudbury and Kelvedon

The travel time from Sudbury to London Liverpool Street is one hour and twenty minutes, from Braintree the travel time is fifty nine minutes and from Kelvedon the travel time is fifty one minutes.

### Bus Routes

There are buses from Halstead going to Colchester, Sudbury and the outlying villages such as Gosfield, Sible and Castle Hedingham and Gt Yeldham.

Buses depart and arrive approximately every hour from the bus stop outside Weavers Court and the bus stop outside Greggs..



### Agents Note:

Oswicks would like to make purchasers aware that these particulars have been prepared as a guide and therefore all the measurements taken are approximate.

The Agent has not tested any apparatus, equipment, fixtures and fittings, or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information supplied by the seller. The Agent has no sight of the title documents. A buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must always check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We are committed to providing a professional service to all our clients and customers. When something goes wrong, we need you to tell us about it. As part of Oswicks membership to the property ombudsman, we maintain and operate an internal complaints handling procedure. Please ask us for our the complaints handling procedure and we will send it on to you. The CHP it is also available on our web site.





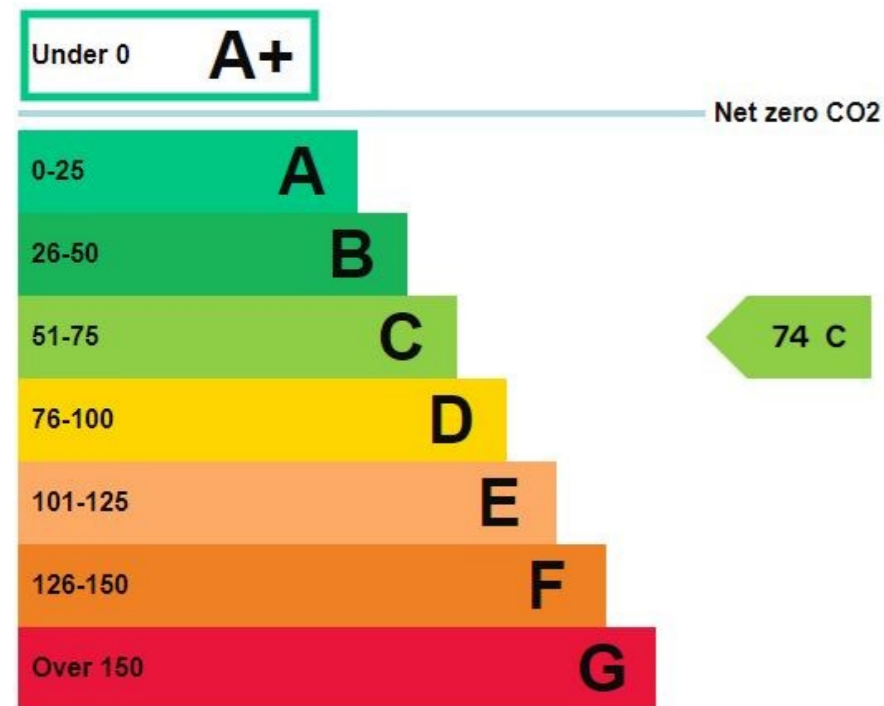
Services, Local Council and Council tax band

The property is connected to the mains water, electricity and sewage. The average broadband speed is 63Mb/s. the local authority is Braintree District Council



## Energy rating and score

This property's current energy rating is C.



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

Store Room 2.38m x 1.92m

This room is fitted with large wraparound shelving and a lockable freestanding storage cupboard. There is laminate wood effect flooring and the room is lit by strip lighting.

Small Double Office 1.8m x 1.33m & 1.8m x 0.91m

These offices are compact with a viewing window between the rooms. There is laminate wood effect flooring and a surface mounted modular light fitting.



Store Room 2.37m x 1.81m

This office has a double glazed window to side aspect with a surface mounted modular light fitting. There is laminate wood effect flooring with a desk and a chair to remain.

Kitchenette 1.19m x 0.91m

This small kitchenette has some shelving installed and a single sink and drainer. There is some under sink storage space.

Male & Female WCs 1.19m x 2.47 & 1.21m x 2.47m

These toilets are both provided with low level flush WCs and wash hand basins with water heater units

