

# TO LET

## Ground & First Floor Serviced Office Accommodation

Onsite Car Parking  
Good access to the A120  
Available Immediately



**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL

# Blackwell House

Coggeshall Road, Earls Colne CO6 2JX

# RENT

From £190 pcm Inclusive

## Location

The property is located on the west side of the B1024, approximately 2 miles north of the A120 which links directly with Stansted Airport and the M11 to the west, together with the A12 at Marks Tey to the east. The Essex Golf & Country Club is within about a mile and provides an extensive range of facilities, including two golf courses, a driving range, hotel with pool, sauna, fitness centre and conference facilities, together with a child's nursery. The property is situated prominently and highly visible to oncoming traffic along the busy B1024.

## Description

Purpose built modern office accommodation across ground and first floor, divided into multiple office suites with communal kitchen and WC facilities, and onsite car parking.

## Terms

The suites are available to let on an internal repairing terms, by way of Licence Agreement for a minimum term of 12 months.

A minimum of two months rent deposit is required upfront, subject to referencing. The rent is payable monthly in advance.

A Licence administration fee of £175.00 plus VAT applies to ingoing Tenants.

Available Immediately.

## Services

The rent is inclusive of the following services; electricity, heating, water rates, external maintenance, cleaning of the communal areas and building insurance. The rent excludes internet / broadband, telephone lines, contents insurance and business rates.

## Business Rates

The 1<sup>st</sup> April 2023 Rateable Values of each off office are listed within the adjacent table. As the Rateable Value of each office suite is less than £12,000, occupiers may be able to benefit from full business rate relief. Interest parties should make enquiries with Braintree District Council Rates Department.

## Car Parking

Car parking is available on site, both to the front and to the rear of the offices.

## Viewing

Strictly by prior appointment with the sole agents Nicholas Percival.

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Ref: C4904

*All prices and rentals quoted are exclusive of VAT (if applicable)*

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Suite (VOA Ref)	Size (Sq. Ft.)	Rent (pcm)	Rent (per annum)	Rateable Value (1 <sup>st</sup> April 2023)
Suite 3, Ground Floor (2.9)	264	£535	£6,420	£3,200
Suite 5, Ground Floor (2.11)	125	£265	£3,180	£1,850
Suite 6, Ground Floor (2.1)	116	£235	£2,820	£1,700
Suite 10, Ground Floor (3.9)	129	£440	£5,280	£1,900
Suite 11, Ground Floor (3.9)	129	£440	£5,280	£1,900
Suite 23, First Floor (2.17)	143	£270	£3,240	£2,125
Suite 25, First Floor (2.22)	126	£235	£2,820	£1,850
Suite 27, First Floor (2.12)	180	£340	£4,080	£2,650
Suite 34, First Floor (3.36)	461	£960	£11,520	£5,000
Suite 38, First Floor (1.14 & 3.41)	274	£515	£6,180	TBC
Suite 39, First Floor (1.16)	250	£470	£5,640	£3,200

