

**TO LET**

Approx. 386 sq. ft. Self Contained Office

Ample Onsite Car Parking  
High Speed Broadband Available  
Easy Access to the A120

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL



The Wood Shed at Gowers Farm  
Tumblers Green, Braintree, CM77 8AZ

**RENT**

£479.17pcm VAT

## Location

Gowers Farm is situated approximately 4 miles east of Braintree, 1.9 miles north of the A120, between Stisted and Greenstead Green along Back Lane.

## Situation

The Wood Shed forms part of the courtyard of former agricultural buildings known as Gowers Farm, which have been converted to high spec offices with ample parking to the front.

## Description

A self-contained, grade II listed, former agricultural barn, that has been converted to provide ground and first floor office accommodation, benefitting from LED lighting, carpeted throughout, a kitchen and dedicated WC facilities.

## Accommodation (NIA)

| Office  | Floor                | Area (sq. ft.) | Area (m <sup>2</sup> ) | Rent (pcm)     | Rent (pax)    | Rateable Value        |
|---|----------------------|----------------|------------------------|----------------|---------------|-----------------------|
| <b>The Wood Shed</b><br>(also known as<br>Unit 2) | Ground Floor Office  | 224            | 20.79                  | <b>£479.17</b> | <b>£5,750</b> | <b>£3,500</b>         |
|   | Ground Floor Kitchen | 62             | 5.81                   |                |               |                       |
|   | First Floor Office   | 99             | 9.22                   |                |               |                       |
|   | <b>Total</b>         | <b>386</b>     | <b>35.82</b>           |                |               |                       |
| <b>The Stables</b>                                | <b>Ground Floor</b>  | <b>180</b>     | <b>16.72</b>           | <b>£333.33</b> | <b>£4,000</b> | <b>To be assessed</b> |

## Terms

The Wood Shed is available to let at £5,750 per annum exclusive plus VAT by way of a new effective full repairing and insuring lease, by way of a service charge, terms to be agreed.

The Stables is available to let at £4,000 per annum exclusive plus VAT, by way of a new effective full repairing and insuring lease, by way of a service charge. Other lease terms to be agreed.

## Service Charge

A service charge is payable to include but not exclusive of electricity and water, High speed broadband\*, maintenance of the communal areas, external repairs and decoration, buildings insurance and refuse collection. The service charge is exclusive of contents insurance, business rates and the Electric Vehicle charging points. The cost of the Service Charge is to be confirmed.

\*Internet speeds with up to 80mbps upload and download speed and VOIP telephone lines, inclusive of calls on a fair usage basis are included within the service charge. EV Charging Points are available onsite.

## Legal Costs

Each party are to bear their own legal costs in respect to this transaction.

## EPC

The Wood Shed (Unit 2) has an Energy Performance rating of D.

## Business Rates

The Wood Shed (Unit 2) has a Rateable Value of £3,500. Occupiers may be able to achieve full business rate relief as the rateable value is less than £12,000

## Viewing

Strictly by prior appointment with the joint sole agents Nicholas Percival Ltd. **Ref. C.3755**  
Billy Coe:  
01206 563222 [bcoe@nicholaspervival.co.uk](mailto:bcoe@nicholaspervival.co.uk)

Or via our joint agents, Fenn Wright (John Logan)

[jdl@fennwright.co.uk](mailto:jdl@fennwright.co.uk)

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

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the property being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.

