

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 ²)	Rent (pcm)	Rent (pax)	Rateable Value
The Wood Shed (also known as Unit 2)	Ground Floor Office	224	20.79	£479.17	£5,750	£3,500
	Ground Floor Kitchen	62	5.81			
	First Floor Office	99	9.22			
	Total	386	35.82			
The Stables	Ground Floor	180	16.72	£333.33	£4,000	To be assessed

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 Ratable 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@nicholaspercival.co.uk

Or via our joint agents, Fenn Wright (John Logan) jdl@fennwright.co.uk

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

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