

# TO LET

Serviced Office extending to 374 sq. ft.

Rarely Available  
Located on Rural Business Park  
Less than 3 miles from the A12  
Ample Car Parking

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL



## Unit 9 Grange Farm, Inworth Grange

Grange Road, Inworth, Near Tiptree CO5 0QQ

## RENT

£470 pcm

## Location

Inworth Grange is located along Inworth Road between Inworth, Tiptree and Great Braxted, providing excellent access to the A12 at either the Rivenhall End or Kelvedon junctions. Kelvedon Rail Station, located on the mainline to London Liverpool Street with journey times of approximately 53 minutes, is 3.4 miles to the north via the B1023 Inworth Road and Feering Hill.

## Description

The property comprises a ground floor office, extending to 374 sq. ft., forming part of a two-storey office building, constructed brick elevations, under and pitched sheet roof and glazed windows. Unit 9 is accessed via a shared front door to a communal hallway, leading to the ground floor north facing office. Internally the office benefits from LED lighting, carpeted throughout, electric heating, kitchenette and shared / communal WC facilities. Approximate office dimensions: 5.50m x 6.31m.

## Terms

The property is available To Let by way of a new effective full repairing and insuring lease, by way of a service charge. Lease terms to be agreed.

The property benefits from having its own dedicated electricity supply.

## Service Charge

The service charge includes but is not exclusive to cleaning of the communal areas, maintenance and upkeep of the car park, external repairs and decoration, servicing and maintenance of the sewage treatment plant. The service charge for the year 2024 is to be confirmed.

## Business Rates

We understand the property has a Rateable Value of £4,150 (tbc). 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 sole Agents, Nicholas Percival Chartered Surveyors, FAO Billy Coe. T: 01206 563222 E: [billy@nicholaspercival.co.uk](mailto:billy@nicholaspercival.co.uk) Ref: C5840

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

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