

TO LET

Serviced Offices from 175 – 307 sq. ft.

RENT - Inclusive

from £397 pcm



**SUITE
4-8**

THE CENTRE

**LAKES
INNOVATION CENTRE**

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The Lakes Innovation Centre
Lakes Road, Braintree, Essex CM7 3AN

NP NICHOLAS
PERCIVAL
COMMERCIAL

lakesinnovationcentre.co.uk

Location

The Lakes Innovation Centre forms part of the Lakes Industrial Estate which is located on the east side of Braintree between the town centre and Freeport Designer Village. There are two entry points into the estate, the first being opposite the Post Office sorting office in Lakes Road and the second being opposite the Tile Giant at Anglia Way.

Description / Specification

- | | | |
|------------------------------------|-------------------------|-------------------------|
| - Allocated parking | - Fully carpeted | - Heating |
| - Lift | - Receptionist | - Door entry system |
| - Fast broadband speeds | - Meeting room | - Allocated car parking |
| - Monthly licence | - Furnished/unfurnished | - Fitted kitchen |
| - Male & female WC's on each floor | - Dado level trunking | - Suspended ceiling |

Availability

Office	Floor	Size (M ²)	Size (Sq. Ft.)	Parking	Rent (PCM)
301	Third Floor	25.27	272	3	£622
304	Third Floor	21.74	234	2	£534
306	Third Floor	28.52	307	3	£699
308	Third Floor	19.79	213	2	UNDER OFFER
11	The Centre	27.87	300	2	£650

* Office 11 in the centre Benefits from Air Conditioning.

Terms - The offices are available to let by way of a short term (6 months) Licence Agreement, terms to be agreed. Potential occupiers can take possession within 7 days, subject to contract & referencing.

VAT - VAT is applicable on all rents.

Rateable Value - The occupiers are to be responsible for the Business Rate liability. However, occupiers may benefit from Small Business Rate Relief, as the Rateable Values of the offices are below £12,000. Potential occupiers are advised to make their own enquiries to the local authority, Braintree District Council.

Viewing - Strictly by prior appointment with the sole agents Nicholas Percival Ltd or the Lakes Innovation Centre.

T: 01206 563222 E: email info@nicholaspercival.co.uk Ref: C.4192

Agents Note - In accordance with the Estate Agents Act 1979 we are obliged to indicate that one of the directors of Rosper Estates is a director of Nicholas Percival Limited.



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

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 away 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 properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.