

Little Braxted Hall, Witham Road, Little Braxted, CM8 3EU



COMING SOON
**Modern Rural
Office Accommodation
with Parking**
1,400 - 2,800 sq. ft.
To Let

- Available Autumn 2017
- 3/4 Mile from the A12 (Junction 22)
- 1.5 Miles from Witham Town Centre / Mainline Train Station
- High Speed Broadband Connection
- WC and Kitchenette Facilities
- Parking

Details

Location

The property is situated 3/4 mile to the south east of the A12 (Junction 22) at Witham.

Witham is an established commercial centre situated between Colchester and Chelmsford. Approximately 25 miles to the south west the A12 links to the M25 whilst east bound the A12 gives access to the east coast ports of Felixstowe and Harwich.

Witham town centre benefits from a mainline train station offering a frequent service to London Liverpool street with a journey time of approximately 45 minutes.

Witham town centre is within 1.5 miles and offers all the usual facilities including banking, retail and restaurants.

Description

Little Braxted Hall is a quality rural business development which is home to a variety of businesses. The development benefits from ample parking, outdoor seating overlooking a fishing lake and an indoor tennis court.

Once complete the offices will comprises two ground floor office suits which can be taken individually or as a whole. The offices will be open plan and will benefit from a meeting room, kitchenette and WC facilities.

Accommodation

The premises provide the following accommodation and approximate floor areas:

Suite 1	130.06 sq. M.	1,400 sq. ft.
Suite 2	130.06 sq. M	1,400 sq. ft.
Total	260.12 sq. m	2,800 sq. ft.

Business Rates

To be confirmed upon completion of the works.

Tenure

The accommodation will be available on a new lease on terms to be agreed.

Rent

Suite 1	£19,600 per annum
Suite 2	£19,600 per annum
Total	£39,200 per annum

VAT

We understand VAT is payable on the rent.

Service Charge

We understand there is no service charge. The maintenance of the communal areas is dealt with by the landlord at no additional cost.

Buildings Insurance

The landlord insures the building and is not looking to recover the cost from the tenants. Tenants will however be responsible for their own contents insurance.

Particulars

Prepared February 2017.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

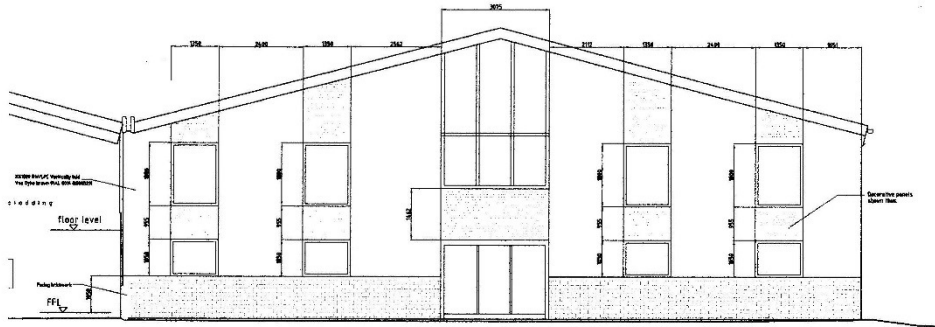
64 Newland Street, Witham, CM8 1AH

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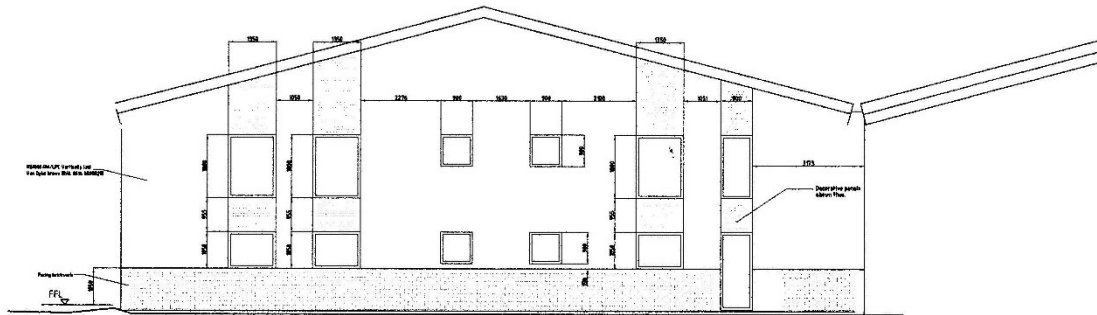
fennwright.co.uk

Contact James Wright

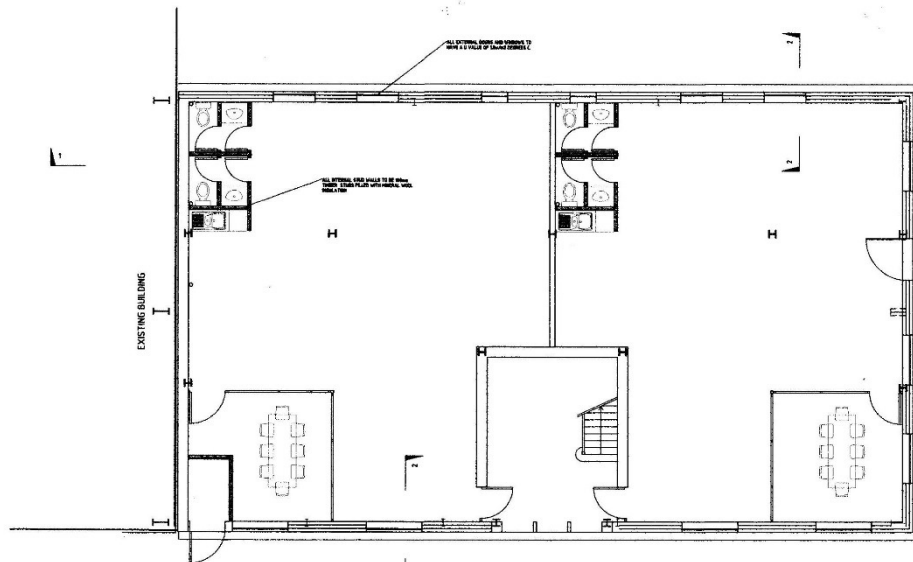
jw@fennwright.co.uk



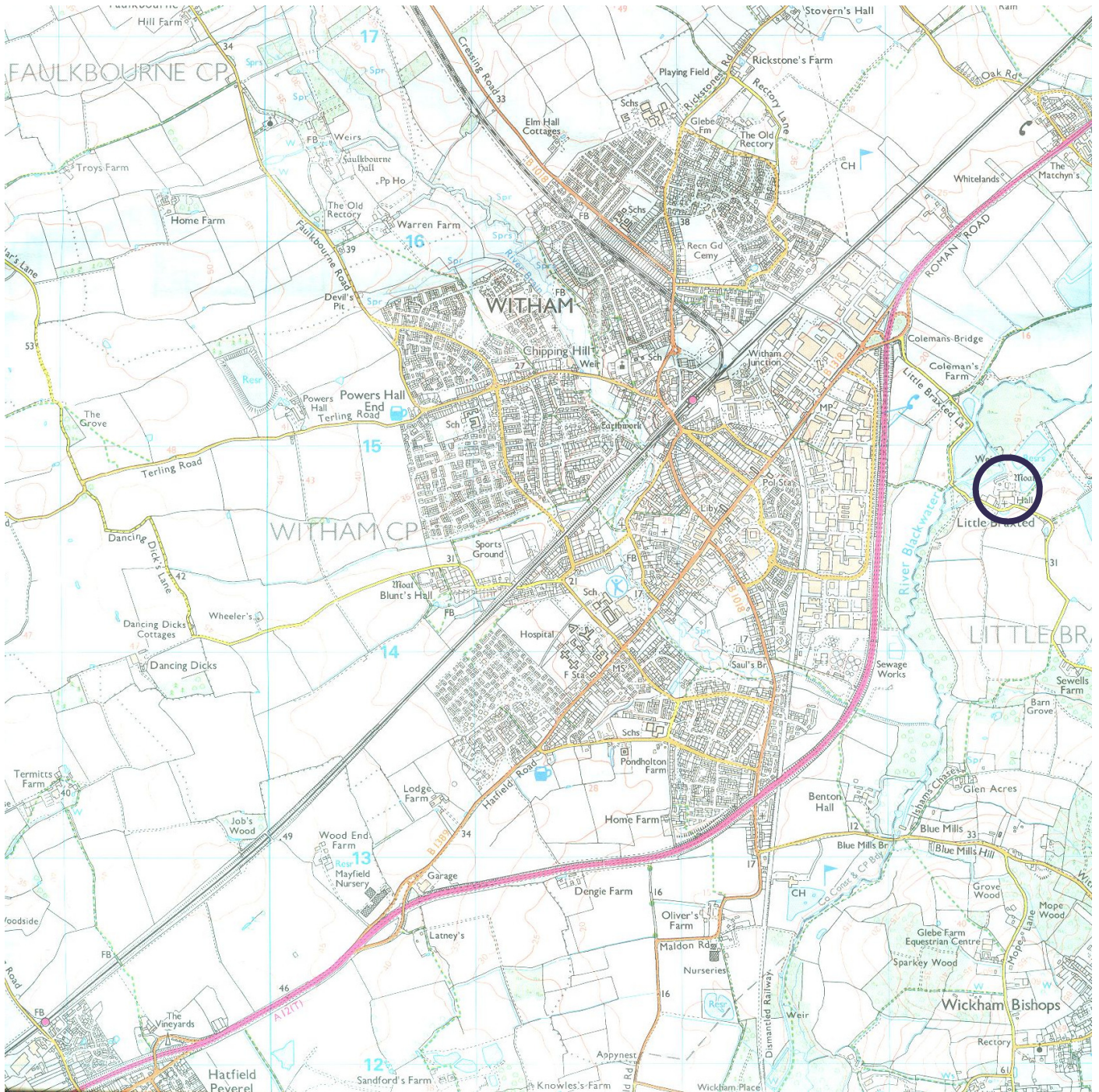
PROPOSED FRONT ELEVATION
Scale: 1:500



PROPOSED REAR ELEVATION
Scale: 1:500



PROPOSED GROUND FLOOR PLAN
Scale: 1:500



For further information

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