

FULLY REFURBISHED OFFICE IN A TRANQUIL RURAL SETTING WITH EXTENSIVE ON-SITE CAR PARKING



169 SQ.FT.

**FLEXIBLE TERMS AVAILABLE
AIR CONDITIONED AND DOUBLE GLAZED
GOOD QUALITY SHARED KITCHEN & WC FACILITIES
FULLY EQUIPPED MEETING/TRAINING ROOM
AVAILABLE TO HIRE ON SITE**

The Old Granary
Ovington Hall, Ovington, Clare
Sudbury, CO10 8LD

RENT £4,160 plus vat

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

01787 883888
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LOCATION

The Granary occupies an idyllic rural location in the village of Ovington that is situated some 4 miles south of Clare and is equidistant from Sudbury and Haverhill both of which are about 9 miles away. Braintree is approximately 15 miles with Stansted Airport and Cambridge both being approximately 30 miles distant.

DESCRIPTION

The property comprises a ground floor office within an attractive period building which is constructed of timber frame with weatherboard elevations under a pan tiled roof. In recent years, the building has been comprehensively restored and refurbished and the office space is air conditioned with double glazed picture windows/entrance doors, full carpeting and perimeter trunking. There are shared kitchen and cloakroom facilities at ground floor level and on the first floor there is a large fully equipped Meeting/Training room which is available to hire on a casual basis.

The available space is as follows but please note that all dimensions and areas are approximate: -

Office 2: 20' x 8' 6" providing 169 sq.ft. available from Jan 24

Shared Facilities

- Entrance lobby with seating
- Fully fitted kitchen
- WC facilities
- Meeting Room: 20'9" x 18'3" available for separate hire

OUTSIDE

Allocated car parking directly in front of each office with extensive visitor parking areas adjacent.

RATES

The space has yet to be assessed for rates, but it is anticipated that the rateable value will be below £12,000 so qualifying businesses will enjoy a 100% Small Business Rate Relief.

TERMS

The office is available To Let on flexible easy in/easy out terms, subject to providing 3 months' written notice.

Rent is inclusive of the use of the shared facilities and the maintenance thereof together with water and sewerage rates. Electricity and broadband will be recharged on a proportionate basis.

The Meeting Room can be hired on an hourly, half day or full day basis.

The Lease will be excluded from the security provisions of the 1954 Landlord and Tenants Act.

RENT

Office 2: £4,160 per annum exclusive

Rent to be paid payable monthly in advance

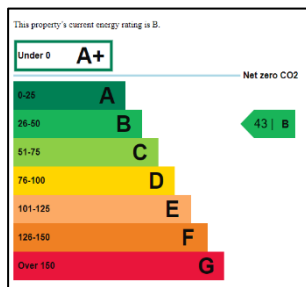
VAT

The building is opted for VAT so this will be charged in addition to the rent.

VIEWING

Strictly by prior arrangement with the agent **Birchall Steel Ltd: 01787 883888**

EPC



Parking

INTERNAL PHOTOGRAPHS



Office 2



Meeting Room



Shared Kitchen