

Nags Corner, Wiston Road, Nayland, Suffolk, CO6 4LT



Attractive Serviced Offices with Parking

- Well Presented Serviced Offices
- Flexible “Easy-In Easy-Out” Lease Terms Available
- Kitchen & W/C Facilities Provided
- On Site Car Parking Available
- Attractive Rural Location

To Let From
£295 PCM

From 150 sq. ft
(13.9 sq. m)



- Most Active Agent Essex 2019, 2020, 2021 & 2022
- Most Active Agent Suffolk 2020 & 2022
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020
- Dealmaker of the Year South East 2021 & 2022



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Details

Location

Nags Corner is situated immediately fronting the A134 at Nayland on the Essex/Suffolk border, some 6 miles north of Colchester.

The suites benefit from excellent road connection with the A12 lying just 5 miles away, ensuring easy access to London, Chelmsford, Ipswich and beyond.

Description

This centre offers modern managed office space of 28 units ranging from 70 sq ft to 1,000 sq ft. The office benefit from carpeting, 24 hour access and shared kitchenette & W/C facilities.

Externally there is adequate on site car parking along with rural views overlooking Dedham Vale.

Accommodation

(Approximate net internal measurements)

Ground Floor	Size	Rent
Door 4, North Office	280 sq ft	LET
Door 7, Ground Floor	440 sq ft	LET
First Floor		
Door 4, North Office	230 sq ft	LET
Second Floor		
Door 6, East Office	150 sq ft	£295 PCM

Terms

The suites are available for a minimum term of 12 months on a simple licence agreement at an inclusive rent basis, prices outlined in the above table. We have been advised that VAT is applicable at the prevailing rate.

The licence includes: water rates, electricity, heating, building & grounds maintenance, 24 hour access, building insurance (not contents), kitchen facilities' and extensive car parking.

Services that are not in the agreement are: telephone and broadband, business rates, office cleaning, and office furniture.

Deposit

A deposit of three months rent (plus a sum equivalent to VAT) is required from the start of the term.

Business Rates

We have been advised that the rateable values for the available offices fall below £12,000.

For rateable values below £12,000 100% rate relief may be available, subject to eligibility. We recommend all parties make their own direct enquiries with the local rating authority to confirm their liabilities.

Energy Performance Certificate (EPC)

We have been advised that the premises fall within class D (76) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

Legal Costs

Each party will bear their own legal costs.

Viewing

Strictly by appointment via sole agents:

Fenn Wright

01206 85 45 45

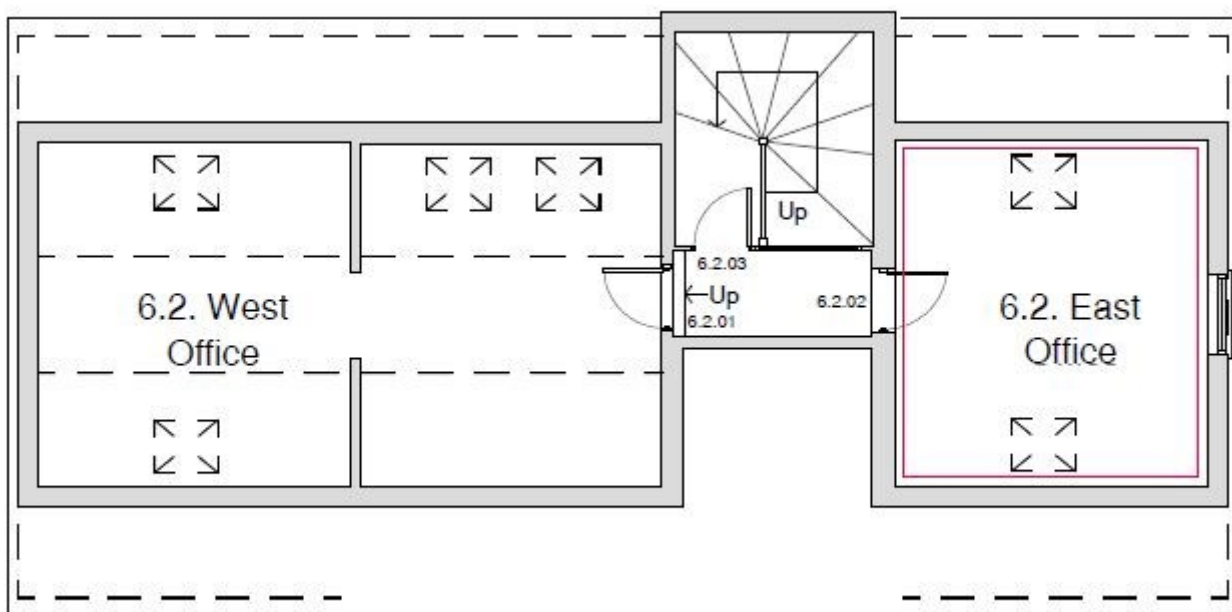
fennwright.co.uk

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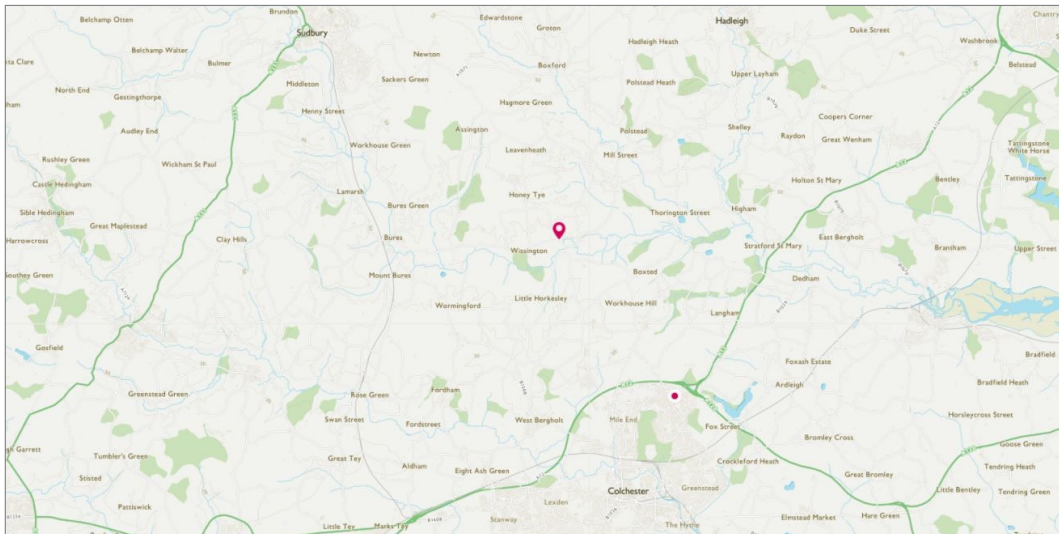
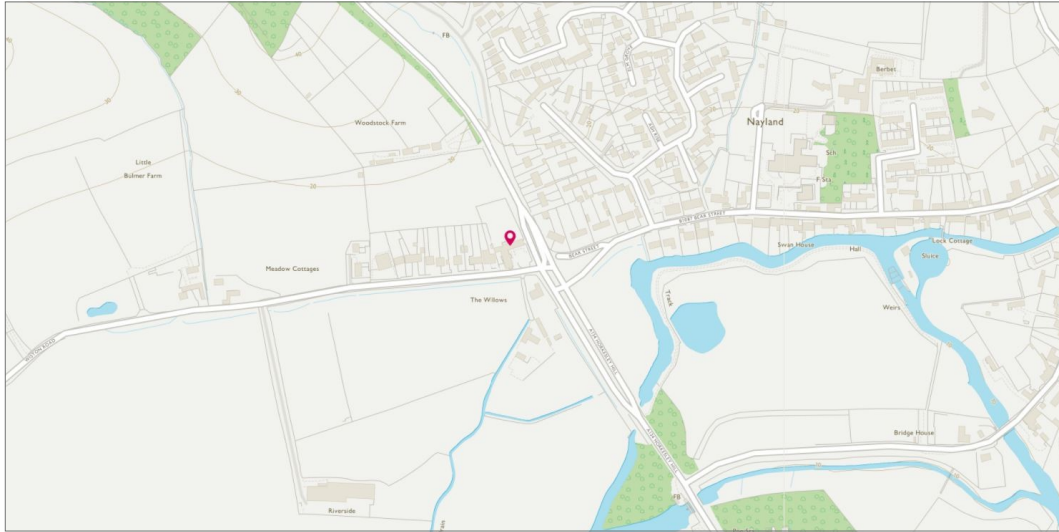


Photo's are for indicative purposes only, and do not necessarily represent the current availability. Viewings are recommended.

Second Floor



Floor Plans are indicative only and not to scale and not to be relied upon. Available office suites are outlined in red.



For further information

01206 85 45 45

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