

3a Dedham Vale Business Centre, Manningtree Road, Dedham, CO7 6BL



High Quality Office Building in a Countryside Setting

- Open Plan Layout & Very Well Presented
- New LED Lighting Recently Installed
- Heating / Cooling & Vaulted Ceilings
- W/C & Kitchenette Facilities
- Four On Site Car Parking Spaces
- Easy Access To A12 / A120 Link Roads

To Let
£12,500 PA

**695 sq. ft
(64.5 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

Dedham Vale Business Centre is a contemporary office development located on the Essex / Suffolk border, accessed via Manningtree Road / Jupes Hill with easy access to Dedham village centre. The A12 and A120 are located nearby which provide excellent traffic links.

Description

A self-contained ground floor office with a pitched and insulated roof and timber cladding.

The office benefits from; a self-contained entrance, feature vaulted ceiling, accessible W/C facility, large tea point, brand new LED lighting, wall mounted air conditioning / heating unit (not tested), electrical sockets, carpeting, double glazing and fire & intruder alarms.

There are four car parking spaces provided on site.

Accommodation

(Approximate net internal measurements)

Office 3a Approx. 695 sq ft (64.5 sq m)

Terms

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £12,500 per annum, payable quarterly in advance. We are advised that VAT is applicable.

A deposit may be required, subject to review of financial references.

Service Charge

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas, and the septic tank. The approx. cost for the current year £1,394.00 plus VAT.

The tenant will also be responsible for paying a due proportion of the Landlord's costs for a service charge period attributable to the premises. For the current year, the estimate is approx. £60.00 plus VAT per quarter.

Buildings Insurance

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

The approx. cost for the current year is £290.00 plus VAT.

The tenant is to be responsible for their own contents insurance.

Business Rates

We have been informed that the rateable value, with effect from the 1st April 2023, is £10,750.

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.

Energy Performance Certificate (EPC)

We have been advised that the premises fall within class B (50) 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

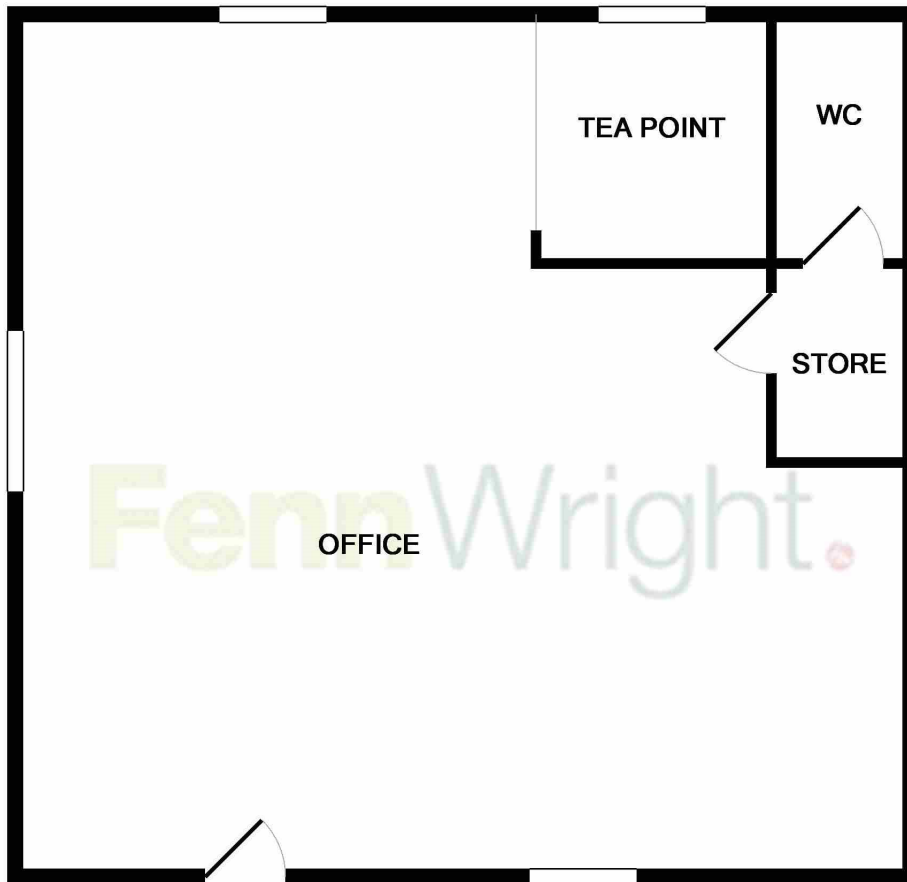
Strictly by appointment via sole agents:

Fenn Wright

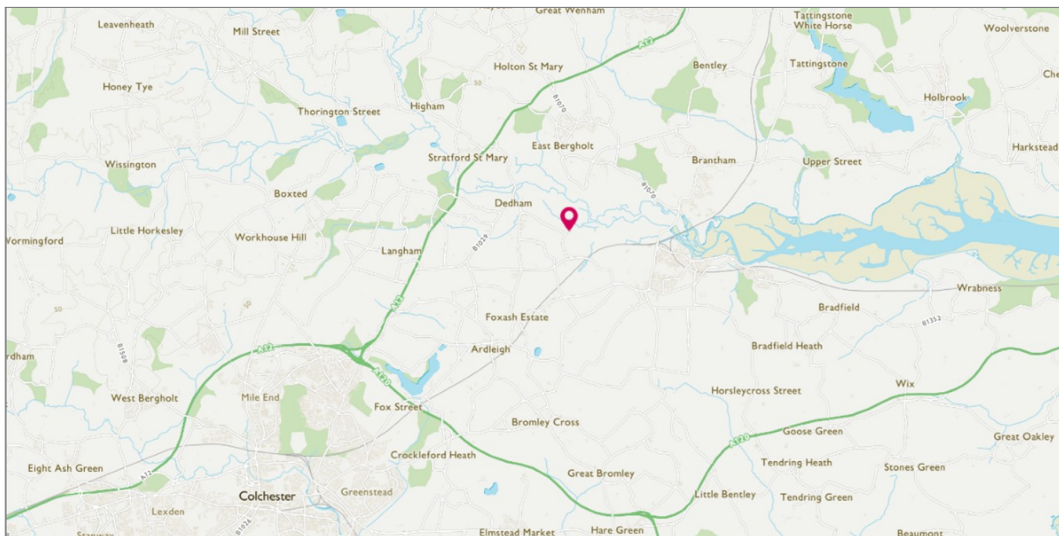
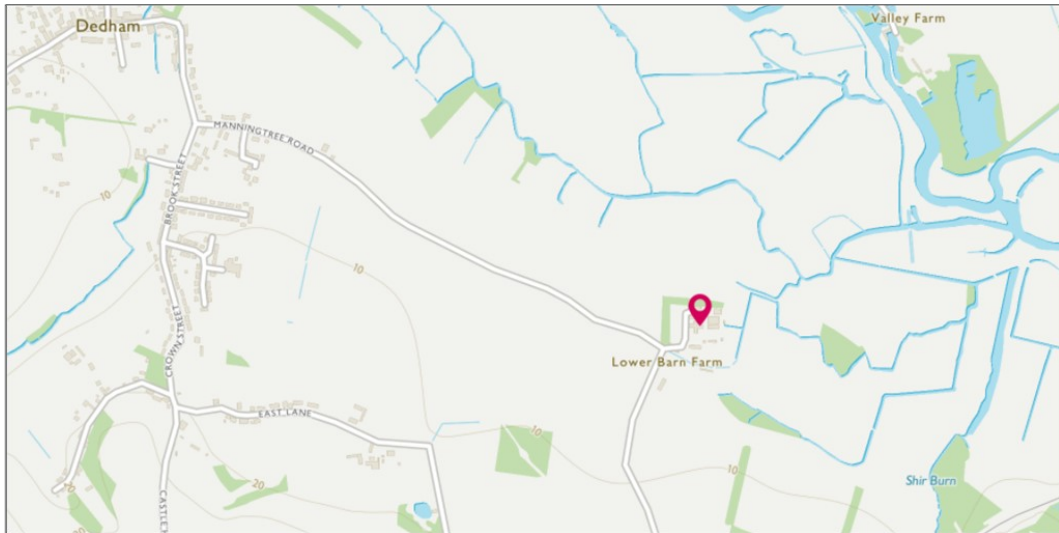
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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For further information

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