



## LYNDERSWOOD COURT BLACK NOTLEY, CM77 8QN

£30,000 PER ANNUM

Self-contained, 1428 sq. ft. office suite with two meeting rooms, in attractive period building, set in landscaped grounds.



# LYNDERSWOOD COURT

- Self-Contained 1428 sq. ft. Office Suite
- Includes two meeting rooms
- Ample Parking
- Semi-Rural Location
- Excellent road links
- 1 Tb Broadband



## Terms

A high specification, self-contained 1428sq. ft. office suite is available in Lynderswood Court, an attractive period building set within 4.5 acres of landscaped grounds.

The open-plan, spacious office suite is accessed through a smart reception area. It has the additional advantage of having two separate meeting rooms included within the space. Ample windows provide plenty of natural light, with views of the gardens and countryside beyond.

The office suite is equipped with air conditioning, a fully-fitted kitchen and WCs. High speed fibre broadband of 1TB is available. Ample parking is provided.

Located nearby is a pub, post office, and a Tesco, plus a daily sandwich and hot food round is available. A bus service to Braintree and Chelmsford is located at the end of the private drive.

Location:

Braintree 3 miles

Chelmsford 7 miles

Easy access to A12, A120, M11

Rent inclusive of Buildings Insurance. Payable quarterly in advance by Standing Order.

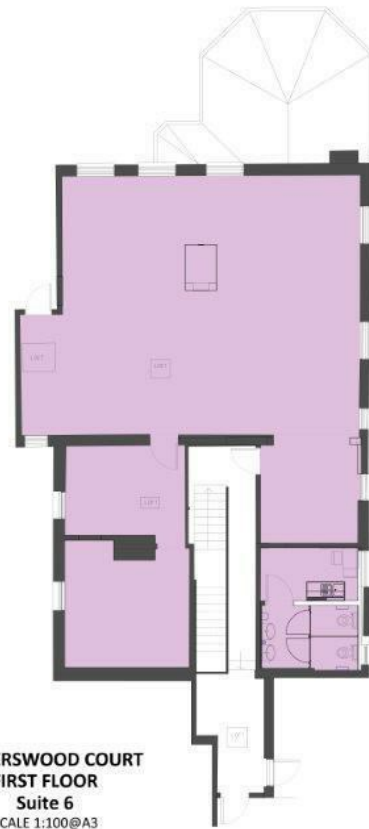
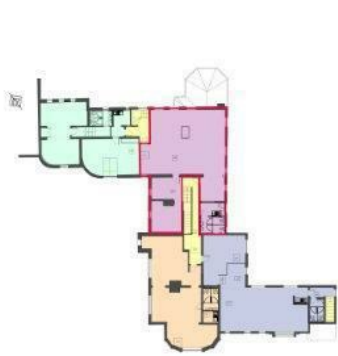
Terms:

- 3 year lease outside the Protection of the Act of 1954.
  - Deposit equivalent to 3 months' rent.
  - Rolling break clause on 6 months' written notice.
  - Rates are the tenant's responsibility.
  - Telephone/Broadband paid by tenant. (Fibre Broadband available at £75 +VAT pcm)
  - Parking
  - Meeting Room
  - Common areas cleaned twice weekly with office suites included by arrangement
  - Storage available on request but not guaranteed.
  - Each party pays their own legal costs. Landlord prepares lease. £250 admin fee refundable on completion of the lease.
- VAT on rent

# LYNDERSWOOD COURT

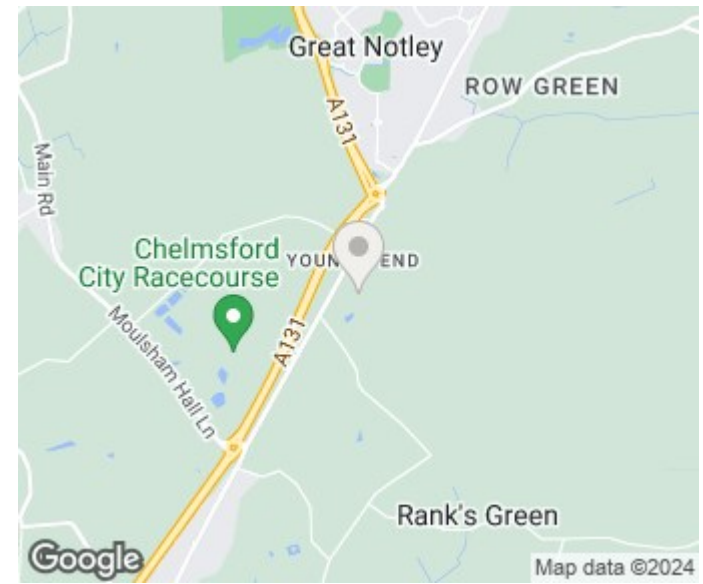







132,7m<sup>2</sup> 1428,4 ft<sup>2</sup>

**LYNDERSWOOD COURT  
FIRST FLOOR  
Suite 6**  
SCALE 1:100@A3



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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