



LYNDERSWOOD COURT BLACK NOTLEY, CM77 8QN

£18,750 PER ANNUM

Self-contained, 961 sq. ft. first floor office suite in attractive period building, with landscaped grounds and ample parking.



LYNDERSWOOD COURT

A high specification, self-contained 961 sq. ft. first floor office suite is available in Lynderswood Court, an attractive period building set within 4.5 acres of landscaped grounds. Large windows provide plenty of natural light, with views of the gardens and countryside beyond. Available with an adjoining office increasing the space to 1115 sq. ft.

The office suite is equipped with air conditioning, a fully fitted kitchen, and toilet facilities including male, female and disabled WCs. There is access to a shared meeting room and fibre broadband 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 is payable quarterly in advance by Standing Order.

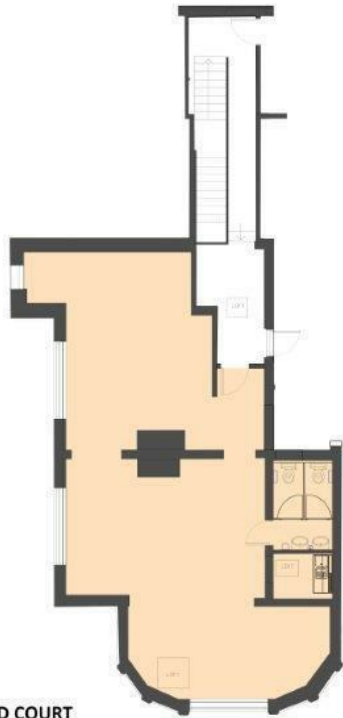
Terms:

- 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 the 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






89.3m² 961 ft²

**LYNDERSWOOD COURT
FIRST FLOOR
Suite 7**
SCALE 1:100@A3



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