



**HOUSE 6 UNIT 2 LYNDERSWOOD BUSINESS PARK  
BLACK NOTLEY, CM77 8JT**

**£30,000 PER ANNUM**

Clean Single storey, semi detached unit to a good specification. Fully insulated roof and walls. Concrete floor, Lighting. Office with carpet floor, blinds and spot light, WC's, fitted kitchen. Loading door and personnel door. Fibre Broadband available.





## HOUSE 6 UNIT 2

Lynderswood Business Park is conveniently located on the outskirts of Braintree. Access to the upgraded A120 and A131 is minutes away providing vastly improved journey times to Chelmsford and Braintree. Stansted Airport/M11 junction is approximately 13 miles to the east whilst the A12 is not a dissimilar distance in either the Chelmsford/Witham or Colchester direction.

### TERMS:

- The unit is available to rent by way of an Internal Repairing Lease for a minimum of 3 years.
- 6 Mutual Rolling Break Clause
- 3 month deposit required.
- Rent payable quarterly in advance by standing order.
- Rates payable by Tenant.
- No Service Charge.
- Legal Cost: Each Party to pay their own.
- Lease prepared by Landlord. 1 months admin fee refundable on completion of the lease.
- Parking: Ample allocated parking, overflow parking/visitor spaces available for occasional use.

Business Park website: [www.lynderswood.co.uk](http://www.lynderswood.co.uk)

Local Council: BRAINTREE DISTRICT COUNCIL

Rates: £8500 (approximate, all rates payable should be checked with Braintree District Council)

Area: 3,250 sq ft.

VAT: VAT Payable

### FACILITIES:


- Kitchen, WCs
- Double Loading 4.1m height
- Door
- Well Insulated
- Portal framed

### SERVICES:

- Electricity
- 3 Phase Electricity
- Mains Water





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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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