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TO LET

20A Blake House Craft Centre, Blake End, Nr Braintree, Essex,
CM77 6SH

Rent: £13,850 Per Annum

- Warehouse and/or Workshop Located in the Essex Countryside
- Gross Internal Area – 184 sq m (1980 sq ft) approx
- Car Parking/Loading to the Front of the Property
- Good Transport Links
- Immediately Available



Location

Braintree is a town in Essex, England and is located 10 miles northeast of Chelmsford, 35 miles northwest of Southend-on-Sea and 15 miles west of Colchester. The town has a population of circa 43,492, while the urban area, which includes Great Notley, Rayne, Tye Green and High Garrett had a population of 55,792 approx.

Braintree is bypassed by the modern day A120 and A131 while trains serve two stations in the town.

Blake House Craft Centre

Set in beautiful Essex countryside, the carefully preserved farm buildings at Blake House Craft Centre are centered around a courtyard, which was previously the Blake House farmyard.

The Property

The warehouse is a steel portal framed building with cladding.

There is car parking/loading space to the front of the property.

Accommodation

Warehouse	184 sq m	1980 sq ft
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Planning

The property is understood to benefit from planning permission for Class B8 (Storage & Distribution) use of the Town and Country Planning (Use Classes) (Amended) (England) Regulations 2020.

Interested parties are advised to make their own enquiries in this respect.

Services

Mains water and electricity are connected to the premises. Drainage is to the mains sewers.

Interested parties are advised to make their own enquiries of the relevant utility companies to ensure that the capacity of services etc is adequate for the proposed business operation.

Terms

The property is available on a new full repairing and insuring lease on terms to be agreed.

Rent

Guide Rent: £13,850 per annum exclusive and payable quarterly in advance by Bankers' Standing Order.

Service Charge

The tenant is required to contribute towards the costs of buildings insurance, communal lighting, water rates, communal repairs etc.

VAT

It is understood that VAT is payable on the transaction.

Rates

2023 Rateable Value: £7300

2024/2025 Rate Pounding 49.9p/£

(Note: Transitional Relief/Charge may apply)

Viewing

Strictly by appointment through the sole agents:

Anne McGlinchey

Tel: 01480 479072

Email: anne.mcglinchey@brown-co.com

Phil Cottingham

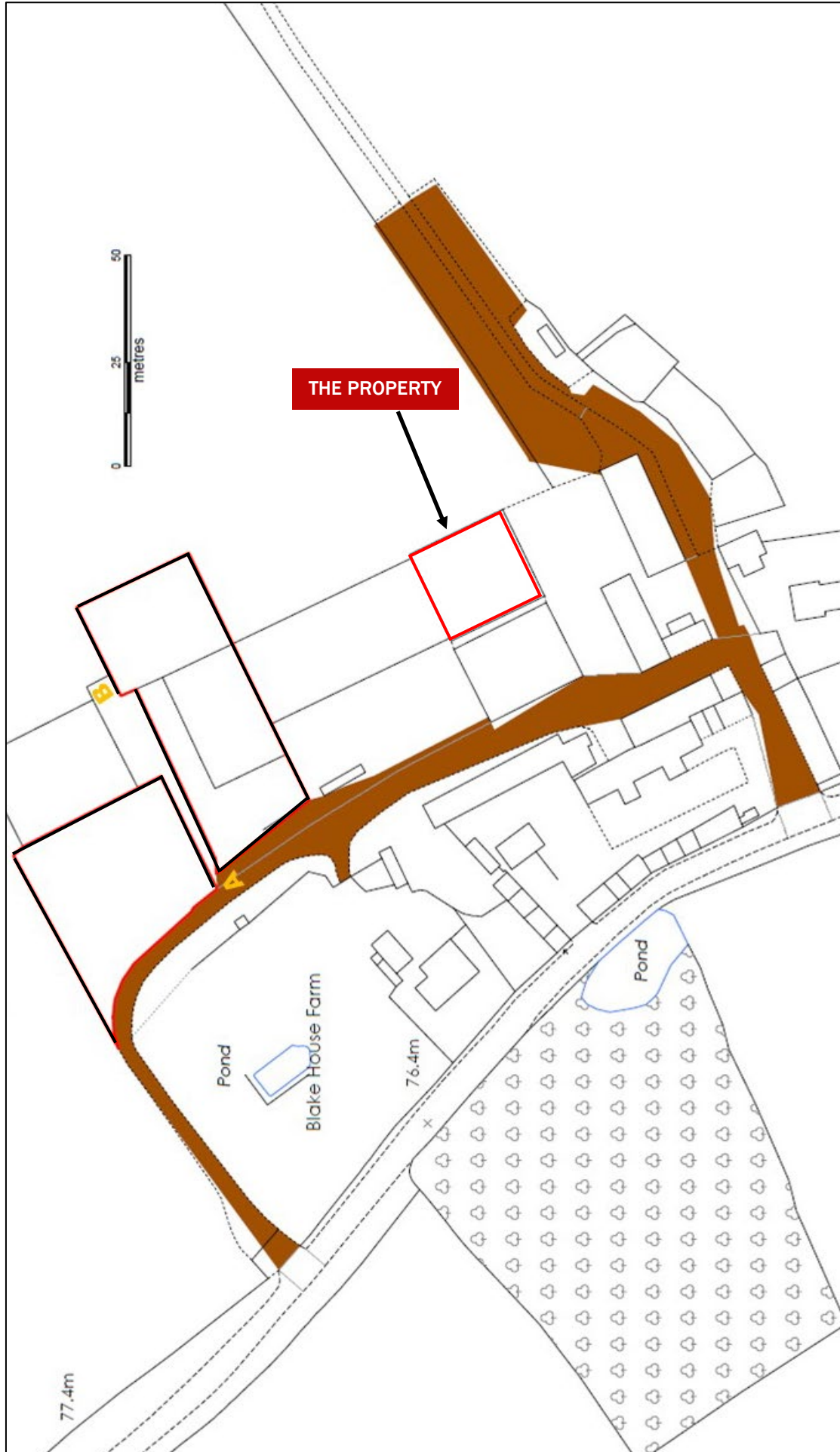
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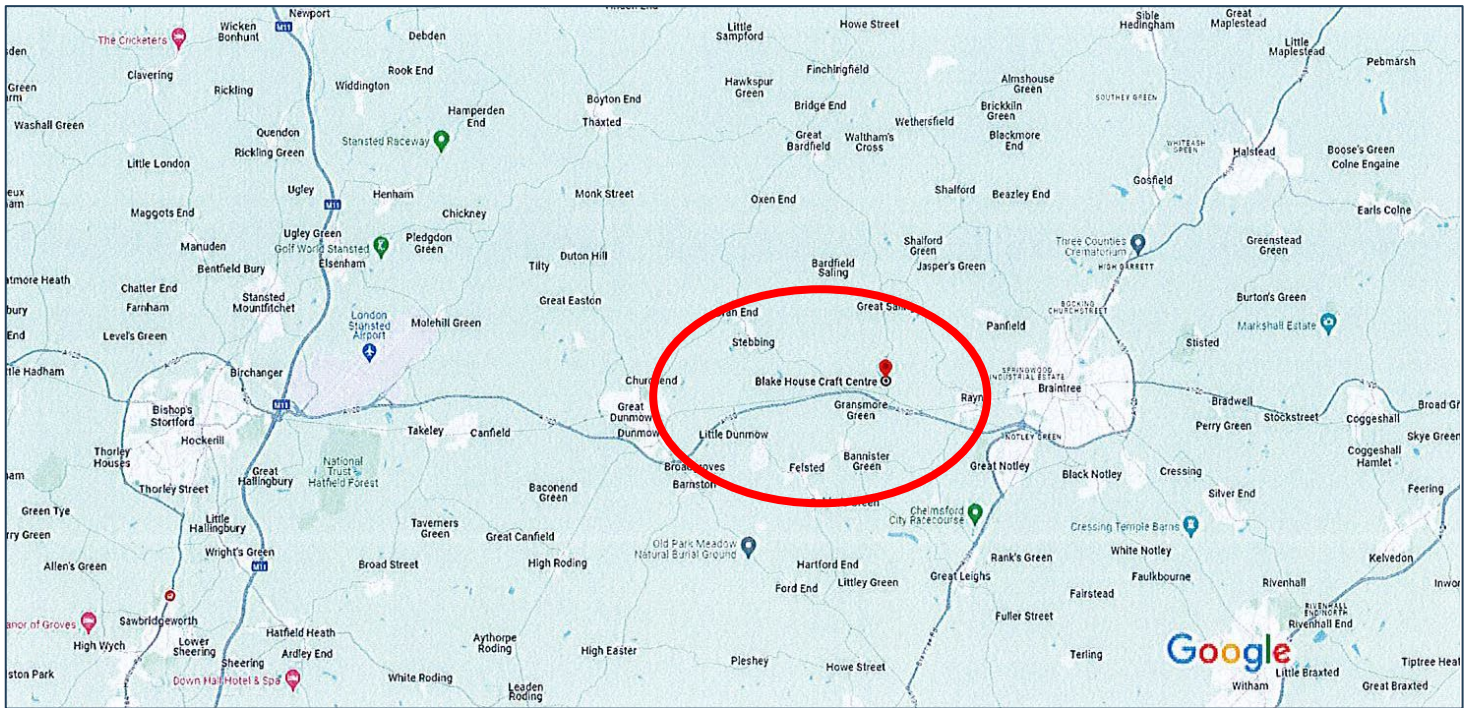
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EPC Rating

EPC Rating – C.







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