



**RENT- £7,250 PAX**  
**(£604 PCM)**

#### SITUATION AND DESCRIPTION

The premises comprises of 2 office rooms and is located on the Old Maltings Industrial Estate in Battlesbridge. The Estate is home to a variety of local traders and it occupies a picturesque rural location on the River Crouch.

Parking on the Estate is on a first come first served but tenants generally have the use of two car spaces on an ad hoc basis.

NEW SIMPLE FORM OF LEASE - EARLY OCCUPATION

## ACCOMMODATION

Office 1: 15'06" X 12'05"

Office 2: 11'08" X 12'05"

Kitchen Area: 11'08" x 6' narrowing to 7'11" X 6'01"

W.C

Gross Internal Floor Area: 460 SQ.FT (43 SQ.M)

## DESCRIPTION

A modular building located on an Industrial Estate.

## RATEABLE VALUE

The rateable value for the current year (from April 2023) is £3,400 chargeable at 49.6p in the pound. Small business rate relief may apply.

## ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

## TERMS

The premises are to let on a new lease for a term to be agreed at a rent of £7,250 per annum exclusive.

The lease is prepared 'in house' and the ingoing tenant is to meet the costs of its' preparation in the sum of £300 + VAT.

## VIEWING

Via prior telephone appointment with Hair and Son:  
01702 394959 (Option 3)



Hair & Son – 01702 394959 (Option 3)

[www.hairandson.co.uk](http://www.hairandson.co.uk)

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract.  
Photos are for representation only and do not imply the inclusion of fixtures or fittings.  
The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

t. 01702 394959 (Option 3)  
More than an estate agent  
[www.hairandson.co.uk](http://www.hairandson.co.uk)

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