

Unit 1, The Courtyard, Bouchiers Grange

Marks Hall Road, Coggeshall, Essex, CO6 1TE



Key Highlights

- 953 ft² (88.58 m²)
- Characterful Barn Conversion
- Open Plan Offices
- On-site Parking Provided
- Good Access to A120
- Countryside Setting

SAVILLS CHELMSFORD
Parkview House, Victoria Road South
Chelmsford CM1 1BT

01245 293279

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Location

The premises are located on the Markshall Estate situated on the edge of the village of Coggeshall. Coggeshall is served by local amenities including a convenience store, pubs, tearooms and both a primary and secondary school. The village of Kelvedon is within an 8-minute drive and provides train services to London Liverpool Street with a journey time of approx. 49 minutes. In addition, there are good road links as the premises are a short distance from the A120, which links Essex to Suffolk via the A12 travelling East bound and provides access to the M11 and onto the M25 travelling to the West. The A120 also provides access to Stansted Airport which benefits from both domestic and international flights.

Description

The premises comprise a single storey barn conversion located in a rural setting. The property is accessed via a stable-style door leading to a lobby and a reception room. Beyond is the main open plan office area which gives access onto the kitchen and toilet facilities to the centre of the building. There is a further large office storage/plant room to the rear with access outside. The unit benefits from decorated walls, characterful exposed beams, LED lighting, and carpet tiles throughout. Parking is provided to the front of the unit.

Unit 1 can be made available together with Unit 2 to create a total of 3,065 ft² (284.75 m²).

Accommodation

On a Net Internal Area (NIA) basis the property measures approximately:

Area	ft ²	m ²
Office Area	905	84.08
Kitchen	48	4.50
Total	953	88.58

EPC

The property has the following Energy Performance Rating:

TBC

Business Rates

From internet enquiries made of the Valuation Office Agency (www.voa.gov.uk) website we understand that the premises has a Rateable Value of £10,000. For Rateable Values under £12,000, Small Business Rates relief may apply subject to meeting the Government's qualifying criteria.

Planning

Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the local Planning Authority, Braintree District Council on 01376 552525.

Buildings Insurance

The tenant is to reimburse the Landlord at a cost of the annual buildings insurance premium.

Services

Mains water and electricity is believed to be available to the property, with the unit having use of a private septic tank. There is oil heating to this unit. Interested parties are however advised to make their own enquiries of the relevant service providers.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition.

Terms

The property is available on a new Full Repairing and Insuring (FRI) Lease for a term by negotiation at a rental of £231 p/week (£1,000 pcm).

Rent is exclusive of VAT and payable quarterly in advance.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing and further information

Strictly by prior appointment with the Sole Letting Agent Savills

Jonny Oxley
jonathan.oxley@savills.com
01245 293279

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12th April 2022

