



LAMB & CO

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Inspired by property, driven by passion.



## LONG LANE, CLACTON-ON-SEA, CO16 0BG

£680 PCM

Lamb and Co are pleased to advertise this serviced first floor office within the charming 'Suffolk Barns', set in landscaped grounds. Positioned in the rural village of Tendring, with easy access to the A120 and A12, this attractive office space, complete with a private bathroom and communal kitchen, boasts flexible lease terms and two on-site parking spaces.

- Serviced First Floor Office
- Landscaped Gardens
- Easy Access To A120 & A12
- Flexible Lease Terms
- Two On Site Parking Spaces
- Approx 226 Sqft
- Serviced Building
- EPC - TBC



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## Front Of Property

Paved driveway, providing two on site parking spaces per office.

- Each party will cover their own legal costs.
- Fibre Broadband available at an additional £29 per month.

## Communal Facilities



Located on the ground floor a fully equipped kitchen is available for use for the occupiers within the building. Landscaped communal gardens.

## Office



Carpeted, painted walls. Electric heating. Upvc glazed windows surrounding, providing secluded views of the gardens. Approx 226 Sqft.

## Private Washing Facilities



Your own low level WC and basin. Enclosed corner shower.

## Serviced Building

Service charge is included in the rent and includes;

- Daily cleaning
- Waste removal
- Electricity, heating and water
- Insurance

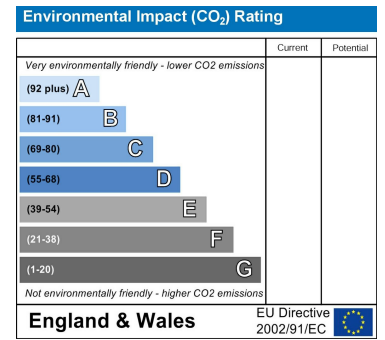
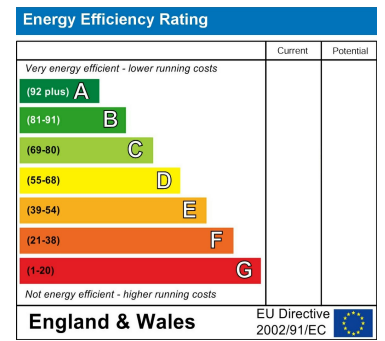
## Lease Terms

- Minimum 12 month contract.
- 3 Months Deposit prior to start of the new lease.
- 3 Months Rent prior to start of the new lease.

## Map



## EPC Graphs



## Floorplan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.