



LAMB & CO

**Clacton-on-Sea**

52 Station Road  
Clacton-on-Sea  
Essex CO15 1SP

01255 422240

**St Osyth**

11 Clacton Road  
St Osyth  
Essex CO16 8PA

01255 820424

**Thorpe-Le-Soken**

High Street  
Thorpe-Le-Soken  
Essex CO16 0EA

01255 862332

**Harwich**

286 High Street  
Harwich  
Essex CO12 3PD

01255 442505



**HIGH STREET, HARWICH, CO12 3PD**

**£9,000 PER ANNUM**

A recently refurbished office located on the High Street. The premises offers approximately 890 Sq ft comprising; open plan office, meeting room, kitchen and WC. There is small yard to rear shared with the first floor flat. The office benefits from recently installed staff kitchen with integrated appliances, recent rewire and CAT6 cabling throughout.

- High Street Office
- Modern Kitchen with Integrated Appliances
- Recently Refurbished
- Available Immediately
- 880 Sq Ft
- EPC D



MAIN OFFICE

MEETING ROOM/OFFICE

INNER HALL

KITCHEN

WC

### TERMS

Minimum 5 year lease term required.

One quarters rent deposit required.

One quarters rent in advance.

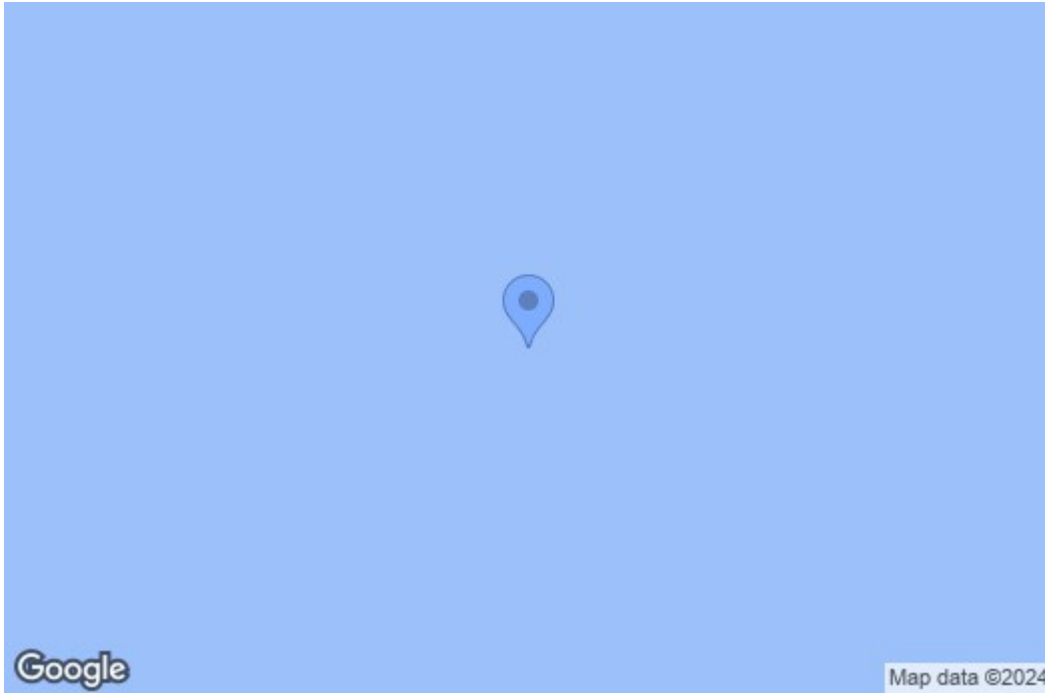
### BUSINESS RATES

Rateable value - £6,3000 giving rates payable of £3,143.70.

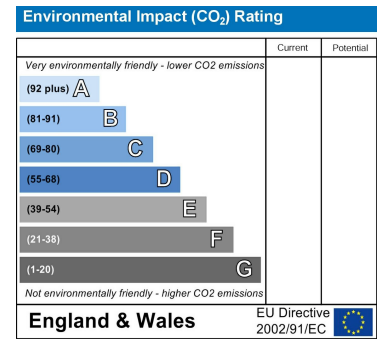
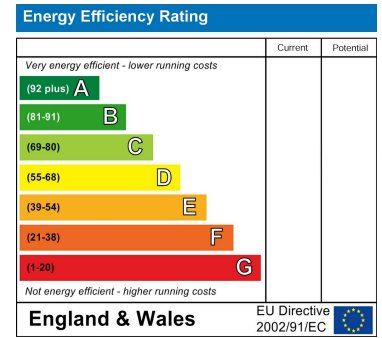
Ingoing Tenant may qualify for 100% rate relief subject to meeting eligibility criteria.



## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 889 sq.ft. (82.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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