



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



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

£680 PER MONTH

Lamb and co are pleased to advertise this serviced ground floor office within the charming 'Mauds Court', 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 communal WCs and communal kitchen. is available now. Contact the office to express interest.

- Available Now
- Two Allocated Parking Spaces
- Cleaned Daily
- Approx 182 Sqft
- EPC C
- Bills Included



## Office

13'05 x 14'00 (4.09m x 4.27m)

Approx 182 Sqft. Unfurnished. Carpeted. Radiator. Double glazed window to rear of the office, with garden view. Bills included, if need fibre WIFI this will be at an extra cost. x2 parking spaces.

## Shared Kitchenette

Use of fridge and all appliances such as kettle etc.

## Shared WC's

Service toilets including disabled access.

## Service Charge

Service charge is included in the rent and includes;

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

## Terms

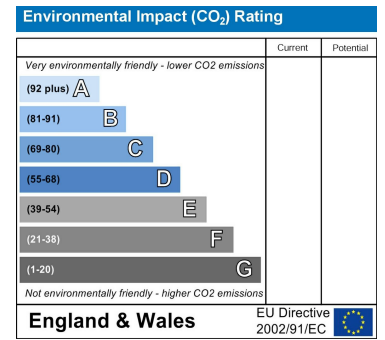
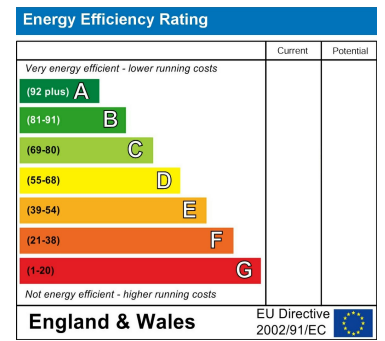
- Minimum 12 month contract.
- 3 Months Deposit prior to start of the new lease.
- 3 Months Rent prior to start of the new lease.
- Each party will cover their own legal costs.
- Fibre Broadband available at an additional £29 per month.



## 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.