

TO LET

Self – Contained Business Unit extending to 836 sq. ft.

Rarely Available

3 Allocated Car parking Spaces within Secure Courtyard

0.6 miles from Freeport Shopping Village

1 mile from the A120 Trunk Road



Unit 113 Lakes Innovation Centre
Lakes Road, Braintree, Essex CM7 3AN

NP NICHOLAS PERCIVAL
COMMERCIAL

RENT

£975 plus VAT PCM

Location

The Lakes Innovation Centre forms part of the Lakes Industrial Estate which is located on the east side of Braintree between the town centre and Freeport Designer Village. There are two entry points into the estate, the first being opposite the Post Office sorting office in Lakes Road and the second being opposite the Anglia Way.

Description

A self-contained business unit totalling circa 836 Sq. Ft. benefitting from its own WC and kitchen facilities, a suspended ceiling, lighting, front and rear access doors and three allocated car parking spaces within a secure yard. The unit is currently fitout as an office, however alternative uses may be considered.

Terms

£975.00 plus VAT per calendar month (£11,700 plus VAT per annum).

The property is available To Let by way of a new lease, terms to be agreed.

The rent is inclusive of refuse collection, cleaning of common areas, CCTV, buildings insurance and external maintenance and repairs of the building. The rent excludes internal repairs and decoration, electricity, water, broadband, phone lines and business rates.

Available from the July 2024.

Rateable Value

The property has a rateable value of £9,600. Occupiers may be able to achieve full business rate relief. We advise interested parties to make enquiries with Braintree District Council Business Rates Department.

Agents Notes

In accordance with the Estate Agents Act 1979 we inform all interested parties that a member of staff from Nicholas Percival has an interest in Rosper Estates Limited, developers of this scheme.

Viewing

Strictly by prior appointment with the sole Agents **Nicholas Percival** Chartered Surveyors.

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All prices and rentals quoted are exclusive of VAT (if applicable)

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