

**TO LET**

Ground & First Floor Serviced Office Accommodation

Onsite Car Parking  
Good access to the A120  
Available Immediately



**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL

**Blackwell House**

Coggeshall Road, Earls Colne CO6 2JX

**RENT**

From £190 pcm Inclusive



## Location

The property is located on the west side of the B1024, approximately 2 miles north of the A120 which links directly with Stansted Airport and the M11 to the west, together with the A12 at Marks Tey to the east. The Essex Golf & Country Club is within about a mile and provides an extensive range of facilities, including two golf courses, a driving range, hotel with pool, sauna, fitness centre and conference facilities, together with a child's nursery. The property is situated prominently and highly visible to oncoming traffic along the busy B1024.

## Description

Purpose built modern office accommodation across ground and first floor, divided into multiple office suites with communal kitchen and WC facilities, and onsite car parking.

## Terms

The suites are available to let on an internal repairing terms, by way of Licence Agreement for a minimum term of 12 months.

A minimum of two months rent deposit is required upfront, subject to referencing. The rent is payable monthly in advance.

A Licence administration fee of £175.00 plus VAT applies to ingoing Tenants.

Available Immediately.

## Services

The rent is inclusive of the following services; electricity, heating, water rates, external maintenance, cleaning of the communal areas and building insurance. The rent excludes internet / broadband, telephone lines, contents insurance and business rates.

## Business Rates

The 1<sup>st</sup> April 2023 Rateable Values of each office are listed within the adjacent table. As the Rateable Value of each office suite is less than £12,000, occupiers may be able to benefit from full business rate relief. Interest parties should make enquiries with Braintree District Council Rates Department.

## Car Parking

Car parking is available on site, both to the front and to the rear of the offices.

## Viewing

Strictly by prior appointment with the sole agents Nicholas Percival.

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Ref: C4904



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

**Consumer Protection from Unfair Trading Regulations 2008** The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.

Suite (VGA Ref)	Size (Sq. Ft.)	Rent (pcm)	Rent (per annum)	Rateable Value (1 <sup>st</sup> April 2023)
Suite 3, Ground Floor (2.9)	264	£535	£6,420	£3,200
Suite 5, Ground Floor (2.11)	125	£265	£3,180	£1,850
Suite 6, Ground Floor (2.1)	116	£235	£2,820	£1,700
Suite 23, First Floor (2.17)	143	£270	£3,240	£2,125
Suite 25, First Floor (2.22)	126	£235	£2,820	£1,850
Suite 27, First Floor (2.12)	180	£340	£4,080	£2,650
Suite 29, First Floor (2.12)	150	£285	£3,420	£2,225
Suite 34, First Floor (3.36)	461	£960	£11,520	£5,000
Suite 38, First Floor (1.14 & 3.41)	274	£515	£6,180	TBC
Suite 39, First Floor (1.16)	250	£470	£5,640	£3,200

