

**TO LET**

Ground Floor Serviced Office Suite, extending to 300 sq. ft.

Easy In / Easy Out Terms  
2 Allocated Car Parking Spaces  
Air-Conditioned Office  
Rarely Available



**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL

Suite 11, The Centre  
Lakes Industrial Park, Chapel Hill, Braintree, Essex CM7 3RU

**RENT**

£650 plus VAT PCM

## Location

The Lakes Innovation Centre forms part of Lakes Industrial Estate, 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 on Lakes Road and the second opposite Anglia Way. The Centre is located along Chapel Hill.

## Description

The Centre is a multi-let office building comprising 15 individual serviced office suites. Internally, the offices are carpeted, have the benefit of air conditioning, suspended ceilings, and ash veneer doors with the use of shared kitchen and WC facilities. The office suite has the benefit of two car parking spaces.

## Terms & Rental

The office Suite is available to let by way of a Licence Agreement, on Easy In / Easy Out Terms.

The Rent is £650.00 plus VAT per calendar month.

## Services

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

## Rates

The property has a rateable value of £4,900, therefore occupiers may be able to achieve full business rate relief. We advise interested parties to make direct enquiries with Braintree District Council 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.

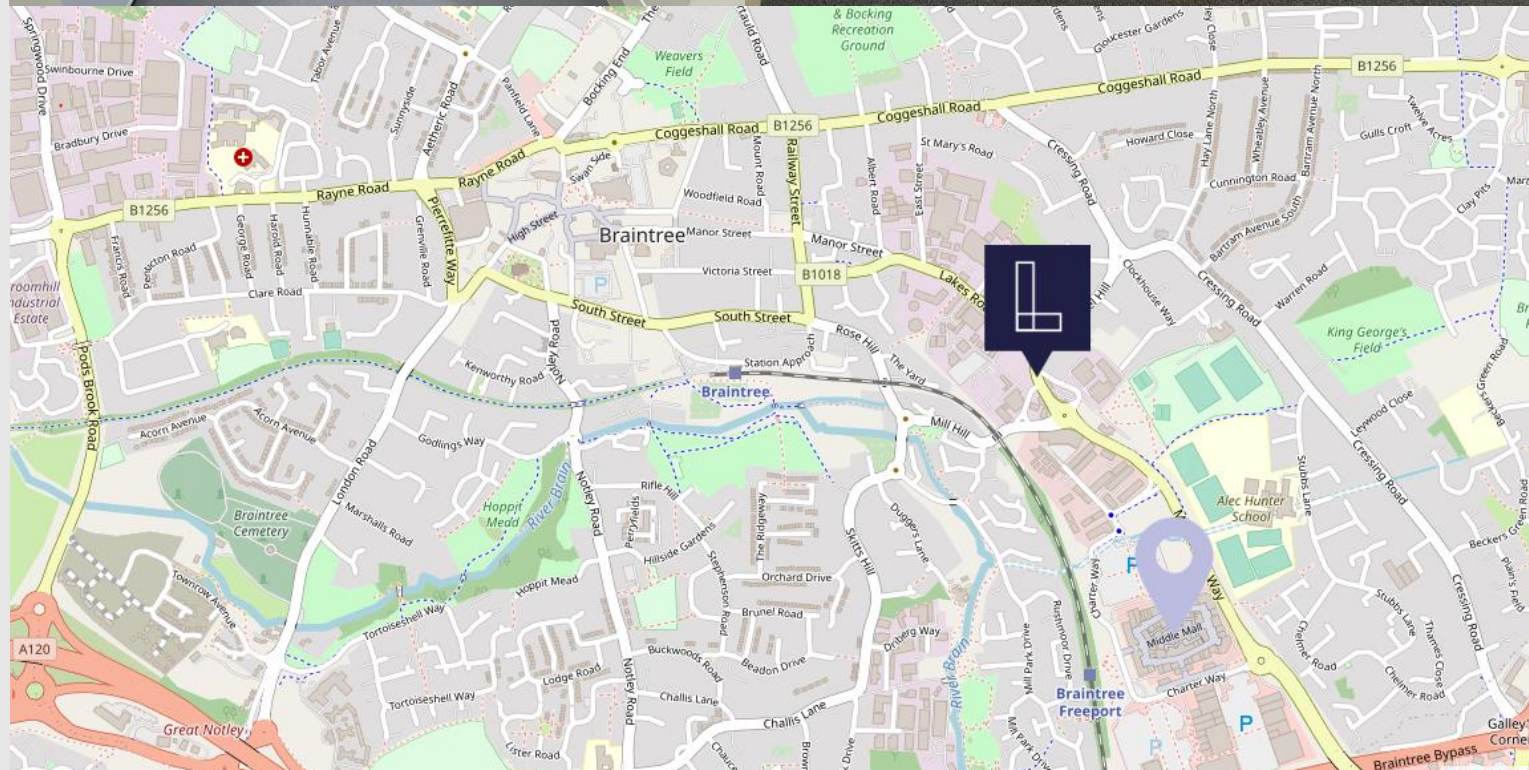
## Viewing

Strictly by prior appointment with the sole Agents **Nicholas Percival** Chartered Surveyors, or The Lakes Innovation Centre.

T: 01206 563222

E: [info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk)

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*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.