

# TO LET

Services Office Suites from 80 sq. ft. – 488 sq. ft.

Onsite Car Parking  
Easy In / Easy Out Terms

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL



**The Mill  
Office Suites to Let**  
Ground Floor

1	
2	N E Essex Psychologies (NEEP) Training
3	Home - Start Colchester
4	Lining Services Ltd
First Floor	
5	Phoenix Futures Full Circle
6	Vacant
7	David Hough
8	Mark Coventry Photography
Second Floor	
9	Digital Infrastructure Ltd
10	Sharpe Property Management
11	Occupied
12	Cornerstone Property Management

All enquiries to Nicholas Percival  
01206 563222

**NP** NICHOLAS  
PERCIVAL

OFFICE TO LET  
COMMERCIAL PROPERTY  
01206 563222

# The Mill

355 – 359 Old Road, Clacton on Sea, Essex CO15 3RQ

# RENT

From £200 pcm



### Location

The Mill is located in Clacton on Sea, Essex, along Old Road, benefitting from prominent main road frontage. Clacton Town Centre is 1 mile to the south, and Clacton-on-Sea Rail Station 0.7 miles south.

The Local Authority is Tendring District Council.

### Description

The property comprises a three-storey 19<sup>th</sup> Century Mill, which has been converted to provide serviced office accommodation across ground, first and second floors, to include a reception and waiting area, communal kitchen and separate Male, Female and Disabled WC facilities. Allocated car parking is available onsite.

### Accommodation

Office Suite	Area Sq. ft. (approx.)	Area Sq. M (approx.)	Car Parking Spaces	Rateable Value	Rent (PCM)
6 (First Floor)	434	40.31	1	£2,650	£650

10 (Second Floor)	266	24.71	1	£1,725	£450
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### Terms

The office suites are available to let on an internal repairing Licence Agreement for a minimum term to be 12 months. A minimum of the equivalent of two months' rent is to be held as a rent deposit and the first months' rent in advance. The incoming tenant will be responsible for £175.00 plus VAT for the licence agreement.

### Services

The rent is inclusive of electricity, heating, water rates, external maintenance and landscaping, cleaning of the communal areas and building insurance, but excludes internet, phone lines, contents insurance and business rates.

### Business Rates

The Rateable Value of each office suite is less than £12,000, therefore occupiers may be able to achieve full business rate relief. Occupiers should make their own enquiries with Tendring District Council Rates Department.

### Viewing

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

FAO: Billy Coe      Tel: 01206 563222      [bcoe@nicholaspercival.co.uk](mailto:bcoe@nicholaspercival.co.uk)      C. 4593

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

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