

TO LET

£5,700 PER ANNUM

elwell taylor



THE GRANARY, BURNHAM ROAD
MALDON
CM9 6NP

ATTRACTIVE BARN CONVERSION
OFFICES

- 363 SQ FT (33.72 SQ M)
- HIGH SPECIFICATION
- SEMI-RURAL LOCATION
- EXPOSED BEAMS
- WOOD FLOORING
- AMPLE ON SITE PARKING

LOCATION

The Minerva Centre is located in Mundon just 3 miles from Maldon and 3 miles from North Fambridge station. Chelmsford is approximately 30 minutes drive with access to the A12 and A130.

DESCRIPTION

The property comprises a barn that has been converted to provide good quality offices in an attractive semi-rural setting. The offices have been fitted out to a high standard and provide an excellent working environment including exposed beams & brickwork, carpets, plastered and painted walls and oil fired heating by radiators. There is a communal reception area, kitchen, male & female and disabled toilets.

Externally there is ample on site parking.

ACCOMMODATION

The office has a net internal area of 363 sq ft (34 sq m).

TERMS

The property is available on the basis of a new full repairing and insuring lease via a service charge for a term to be agreed at a rent of £5,700 per annum (£475 per calendar month).

Rent is payable monthly in advance.

RENT

£5,700 Per Annum

BUSINESS RATES

RV: £3,900

2024/25 Rate in the £: 49.9p

Rates Payable: £1,935.00 per annum

Small Business Rate Relief may apply and would result in nil rates payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWINGS

Strictly via prior appointment with sole agents Elwell Taylor (01245 266088)

