

Cardinals Court, Bradford Street, Braintree, Essex CM7 9AT



To Let

**Purpose Built Offices
With Excellent Car Parking**

**920 - 3,882 Sq. Ft.
(85.5 - 360.7 Sq. M.)**

- Rents from **£12,500 Per Annum Exclusive Plus VAT**
- Air Conditioning
- Secure Car Park with 12 Car Parking Spaces
- Passenger Lift
- WC and Kitchen Facilities



- Most Active Agent Essex 2019, 2020, 2021 & 2022
- Most Active Agent Suffolk 2020 & 2022
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020
- Dealmaker of the Year South East 2021 & 2022



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Details

Location

Cardinal Court is located in a gated scheme with one other building. Bradford Street is a historic street known for many fine listed buildings and conservation area. The town centre is 0.5 miles away with the train station 1 mile away. The A120 dual carriageway is 1.5 miles away and provides access to Stansted airport and M11 motorway.

There are direct train services from Braintree to London Liverpool Street with journey times from approx. 1 hour.

Description

The property comprises a detached two storey office building. The property has a fully glazed atrium upon entry with a curved staircase and a passenger lift.

All suites have air conditioning, perimeter trunking and are sub divided with glazed partitioning. Externally there are 12 car parking spaces which will be allocated accordingly if the suites are let in parts.

The property benefits from male, female and disabled WCs and a shared kitchen/staff room.

Accommodation

We have been provided with the following approximate net internal areas:

Ground Floor:	Suite A:	920 sq. ft.	(85.5 sq. m.)
	Suite B:	933 sq. ft.	(86.7 sq. m.)
First Floor:	Suite C:	987 sq. ft.	(91.7 sq. m.)
	Suite D:	1,042 sq. ft.	(96.8 sq. m.)
Total:		3,882 sq. ft.	(360.7 sq. m.)

Services

We understand the property is connected to mains water, drainage electricity and gas. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

Local Authority

Braintree District Council
T. 01376 552525

Energy Performance Certificates

Suite A: C-67
Suite B: C-65
Suite C: C-56
Suite D: C-58

Business Rates

The suites are entered in the Valuation Office Agency Rating List as follows:

	Rateable Value	Approx. Rates Payable
Suite A:	£12,500	£6,250
Suite B:	£12,750	£6,375
Suite C:	£13,250	£6,625
Suite D:	£14,000	£7,000

If the suites are let individually, occupiers may be eligible for small business rates relief subject to individual circumstances. interested parties are advised to contact the local authority for confirmation.

VAT

We understand that the property is elected to VAT.

Service charge

There is a service charge toward the upkeep of the scheme. Further information is available upon request.

Terms

The property is available to let as a whole or in part on a new effective and full repairing insuring lease by way of service charge for a term to be agreed at the following annual rents:

Suite A: £12,500 per annum exclusive plus VAT
Suite B: £12,500 per annum exclusive plus VAT
Suite C: £13,000 per annum exclusive plus VAT
Suite D: £13,500 per annum exclusive plus VAT

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by prior appointment with the joint sole agents:

Fenn Wright

20 Duke Street, Chelmsford CM1 1HL

01376 530135

fennwright.co.uk

John Logan jdl@fennwright.co.uk

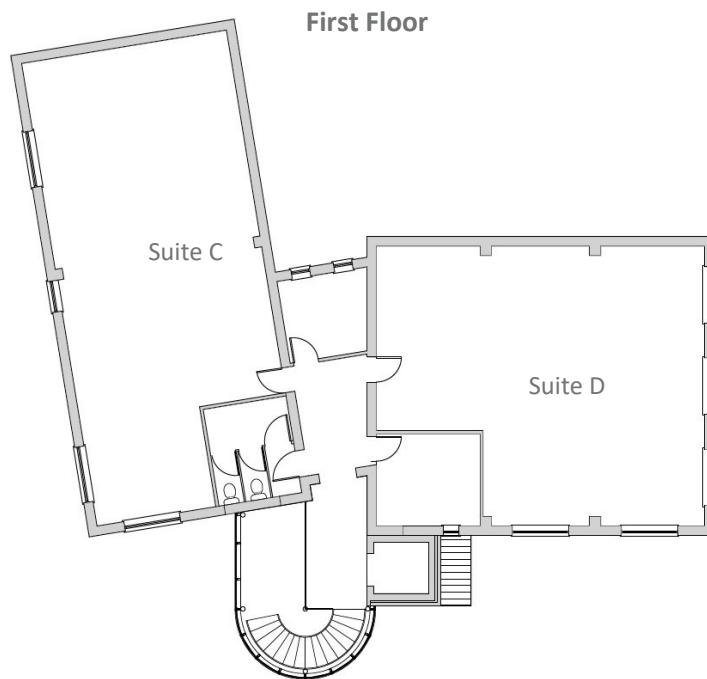
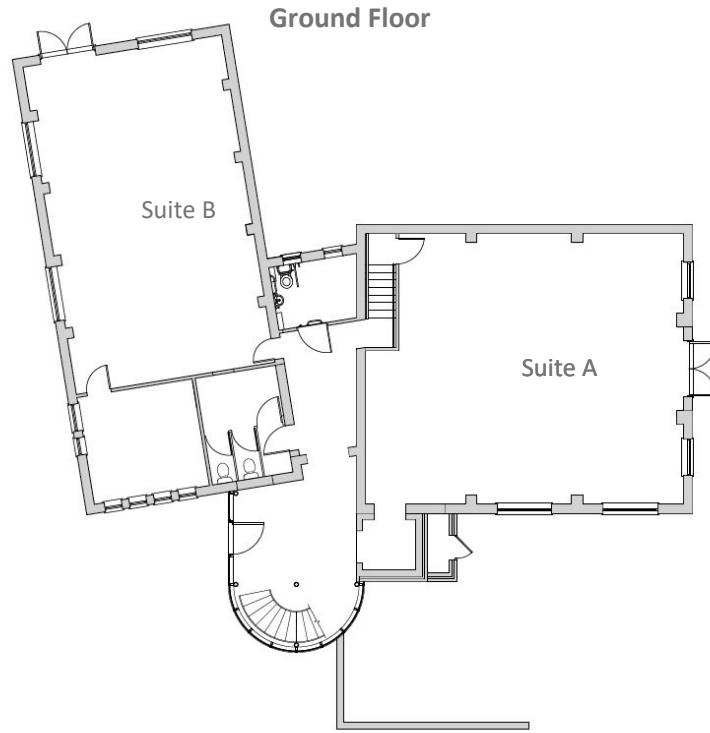
James Wright jw@fennwright.co.uk

Or

Birchall Steel Consultant Surveyors T. 01787 8833888

Gordon Birchall gordon.birchall@birchallsteel.co.uk

Floorplans - Not to scale and for indication purposes only.

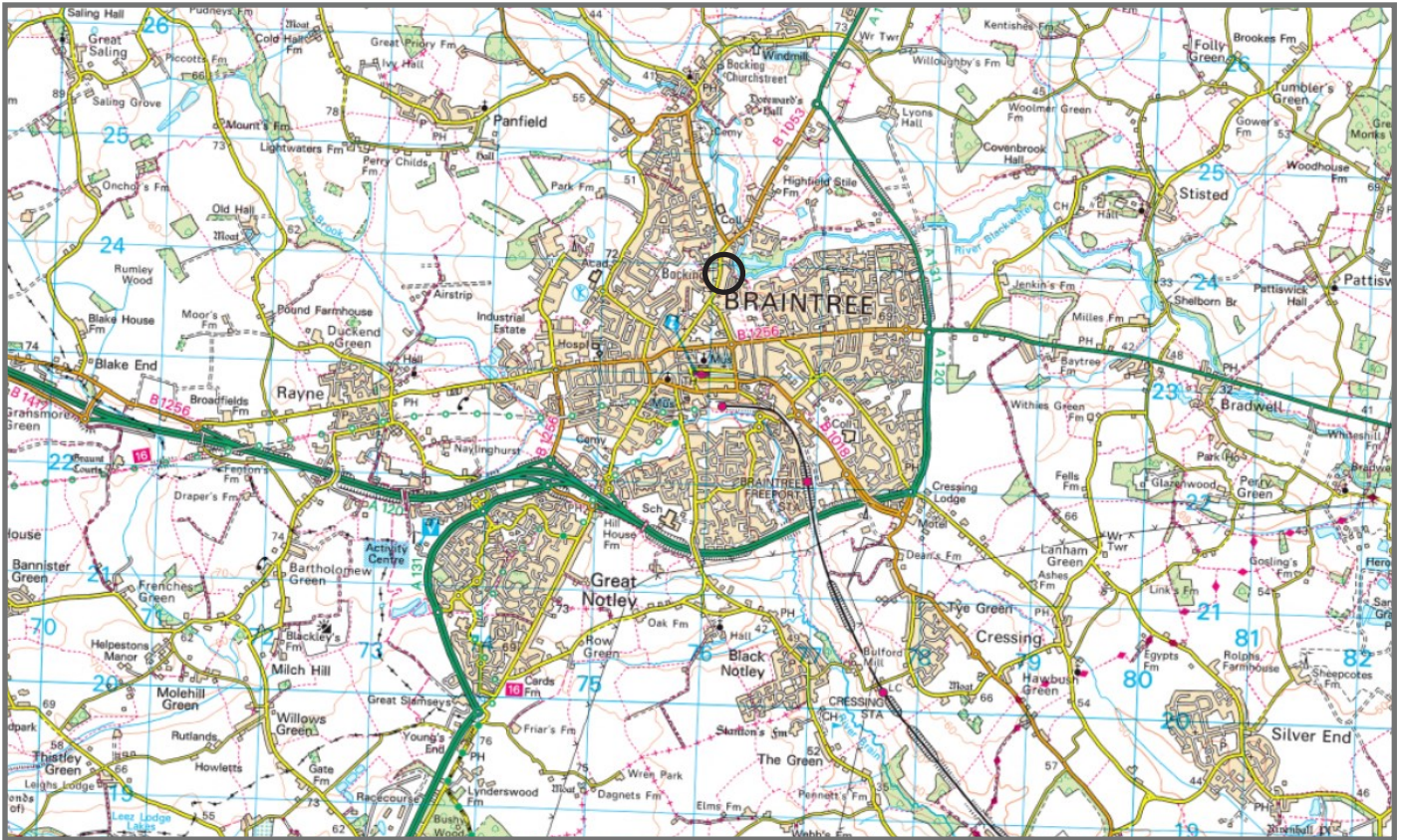


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Particulars for Cardinals Court, Bradford Street, Braintree, Essex CM7 9AT



For further information

01376 530135

fennwright.co.uk

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