

FennWright

Suite 1
9-13 Bocking End
Braintree
Essex
CM7 9AE

TO LET

**OPEN PLAN FIRST FLOOR
OFFICES WITH PARKING**

- 4,185 Sq. Ft. (388.92 Sq. M)
- No VAT
- Incentives Available STC
- 10 Car Parking Spaces
- Passenger Lift
- Town Centre Location
- Immediately Available



- 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



Location

The property is situated on Bocking End in Braintree Town Centre. Braintree is located on the A120 some 20 miles to the west of Stansted Airport. Chelmsford is situated 13 miles to the south and Colchester is 17 miles to the east. Braintree Town Centre benefits from a variety of professional service providers and high Street retailers.

Description

The office is situated on the first floor and accessed via a prominent shared ground floor entrance. It is of a predominantly open plan layout and benefits from good levels of natural light. The office benefits from a kitchen, suspended ceiling with recessed lighting, perimeter trunking, central heating, shared W.C. facilities and an 8 person passenger lift. Externally there are 10 car parking spaces.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice on a net internal area basis as follows:

Office	4,136 Sq. Ft.	(384.39 Sq. M.)
Kitchen	49 Sq. Ft.	(4.53 Sq. M.)
Total	4,185 Sq. Ft.	(388.92 Sq. M.)

Services

We understand the property is connected to mains water, drainage, gas and electricity. 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.

EPC

We have been advised the property falls within Band E (104) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

Business Rates

Rateable Value - £31,250

Rates Payable (2023/24) - £15,594 per annum approx.

Service Charge

The scheme's standard service charge provisions will apply and further information is available upon request.

Terms

The property is available to let on effective full repairing and insuring terms by way of a service charge at a rent of £42,000 per annum exclusive for a term to be agreed.

VAT

We understand VAT is not applicable.

Legal Costs

Each party to bear their own legal costs.

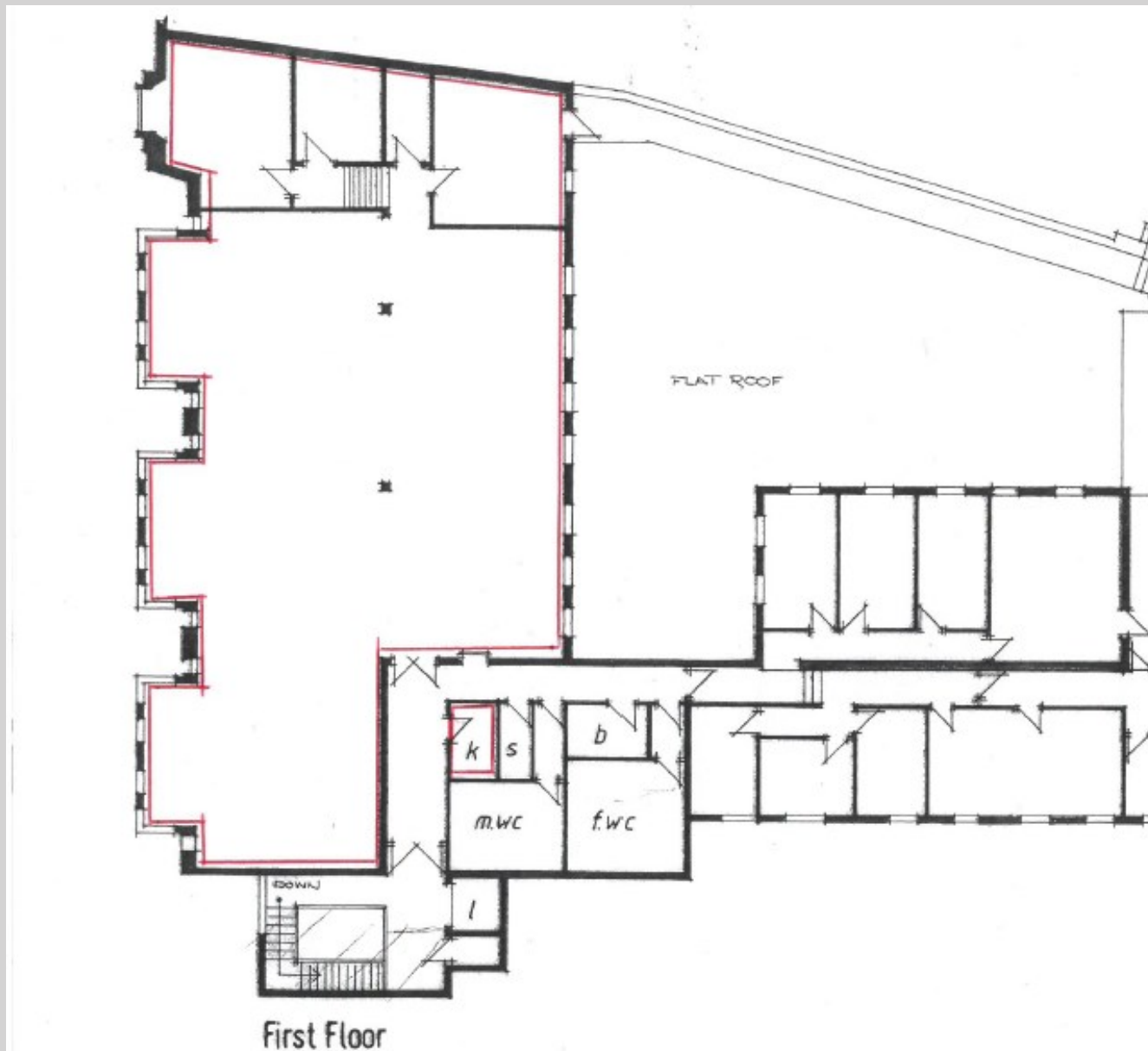
Viewing

Strictly by appointment with the sole agent:

James Wright
E: jw@fennwright.co.uk

John Logan
E: jdl@fennwright.co.uk

Floorplan for Indication Purposed Only (Not to Scale) - Demise Outlined



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