Fenn Wright

AVAILABLE TO LET

Ground floor office with parking and located opposite Witham Station

Ground Floor, 30 Atlantic Square, Station Road, Witham, Essex CM8 2TL

RENT

£9,500

per annum exclusive plus VAT

AVAILABLE AREA

631 sq ft

[58.63 sq m]

LOCATION

Atlantic Square is located on Station Road (off Avenue Road) close to Witham town centre and adjacent to Witham railway station. The mainline station provides frequent services to London Liverpool Street with journey times of approximately 45 minutes.

Located approximately 1 mile from the A12, the premises is ideally located for both north and southbound access.

DESCRIPTION

The suite provides ground floor, open plan office accommodation benefitting from a suspended ceiling with recessed LED lighting and central heating. It is proposed for a kitchenette/tea point to be installed in the suite.

Externally, there are 3 car parking spaces demised to the suite.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

» **Ground Floor**	**631 sq ft**	**[58.63 sq m]**

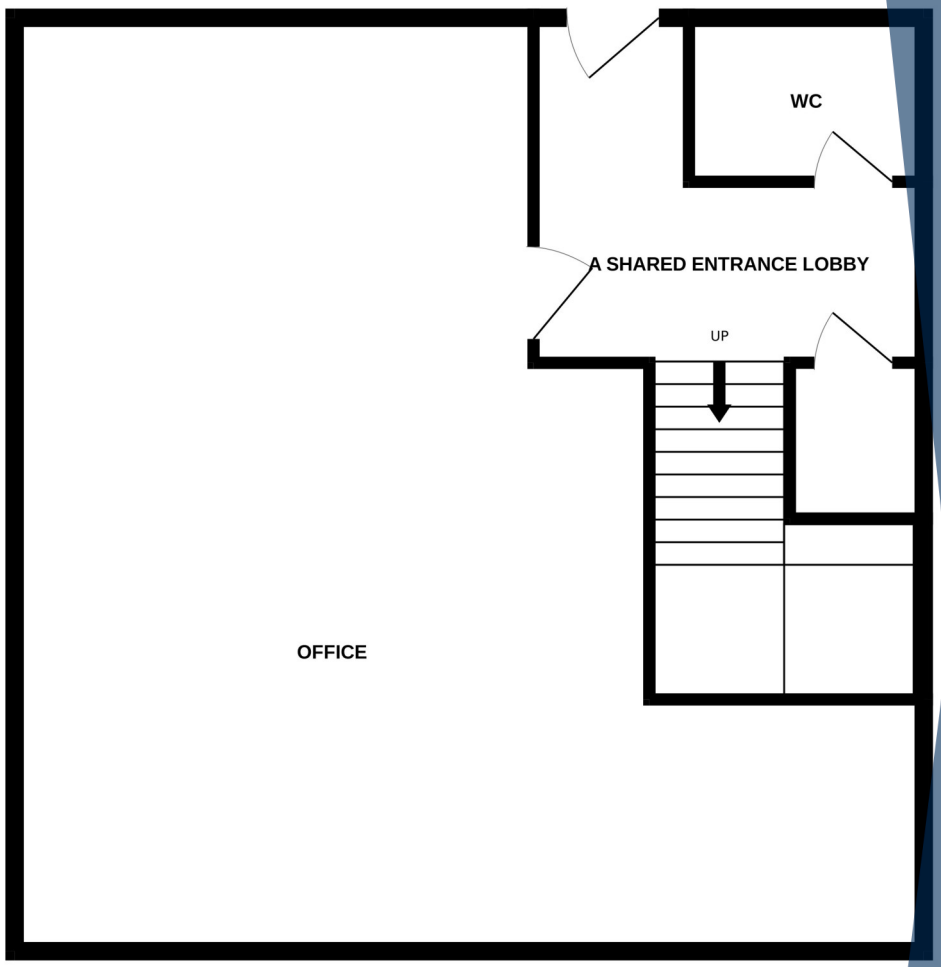
SERVICES

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 those serving the property including IT and telecommunication links.

ENERGY PERFORMANCE CERTIFICATE [EPC]

C – 51

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BUSINESS RATES

The suite requires reassessment for business rates.

Interested parties are advised to make their own enquiries with the Local Authority.

LOCAL AUTHORITY

Braintree District Council

T. 01376 552525

SERVICE CHARGE

A service charge will be applicable. Further details upon request.

TERMS

The suite is available to let on a new, effective full repairing and insuring lease by way of a service charge, with terms to be agreed, at a commencing rent of £9,500 per annum exclusive plus VAT.

VAT

We understand that the property is elected to VAT.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

Fenn Wright
20 Duke Street, Chelmsford, CM1 1HL

Contact:
John Logan
E: jdl@fennwright.co.uk

James Wright
E: jw@fennwright.co.uk

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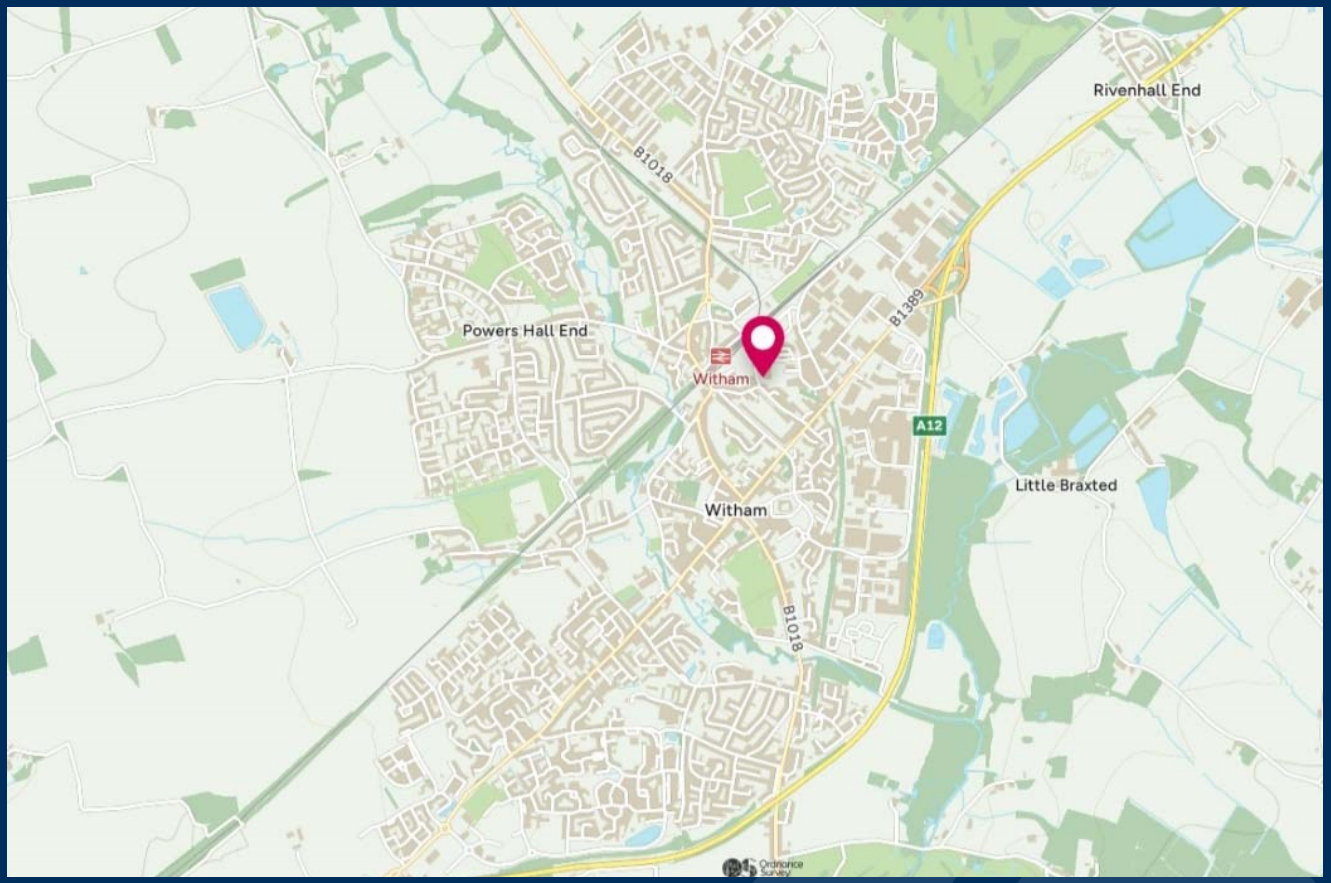
01245 261226



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ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
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OS licence no: TT000311015

Particulars created June 2024