01206 577667 www.whybrow.net



Office Accommodation - To Let



Hornigals, Little Tey Road, Feering, Colchester, CO5 9RS

Asking Rent: £10,000 per annum excusive

601–1,210 Sq. Ft (55.8-112.4 sq. ft)

- Newly Gravelled Car Parking Area with New Tarmac Access
- Suites can be made smaller if required
- Easy access to the A12 & only 0.6 miles from the A120
- Immediately Available
- Located in Rural Setting
- EPC Rating: C75

Property Details



Location

The property is located 3/4 of a mile from the A120 and within 3 miles of the A120/A12 junction at Marks Tey which is served by a railway station providing main line rail services into London's Liverpool Street. In addition, Marks Tey provides a range of local shopping facilities including a post office



Description

The property offers serviced office accommodation at first floor level. The suites provide a mix of both open plan and cellular office accommodation. Each suite has its own kitchenette facility, communal male and female W.C.'s and parking for up to 4 cars. Suites can be made smaller if required. The building is alarmed, centrally heated and broadband connection is available via both BT and a private company who have a radio mast service available.



Accommodation

Suite 1 601 sq. ft (55.8 sq. m) Suite 2 609 sq. ft (56.6 sq. m)

Total 1,210 sq. ft (112.4 sq. m)

Asking Terms

The suite/s are to be let on flexible lease terms to be agreed. The suites are available individually at £10,000 per annum or both suites can be occupied together.

The agreement is inclusive of the following provisions; electricity, water rates, central heating, VAT and building insurance. The tenant will be responsible for funding telecoms, and cleaning of the common parts.

Business Rates

We understand from the Local Rating Authority that the suites are assessed as follows:

Suite 1 Rateable value £7,600 Suite 2 Rateable value £7,900

A number of prospective tenants are likely to benefit from additional small business rates relief and are advised to contact Braintree District Council to confirm this information.

Energy Performance Certificate

The property benefits from an EPC Rating of C75.





Maria Newman m.newman@whybrow.net 01206 577667



Charntelle Goodyear Charntelle.goodyear@whybrow.net 01206 577667

Misrepresentation Act 1967

01206 577667 | info@whybrow.net | whybrow.net

Whybrow & Dodds Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchases or lessors and do not constitute part of an offer or contract, (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 their accuracy is not guaranteed and any intending purchaser or tenant 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, (iii) no person in the employment of Whybrow & Dodds Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295