

01206 577667

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 **Whybrow**

Office Accommodation – To Let



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

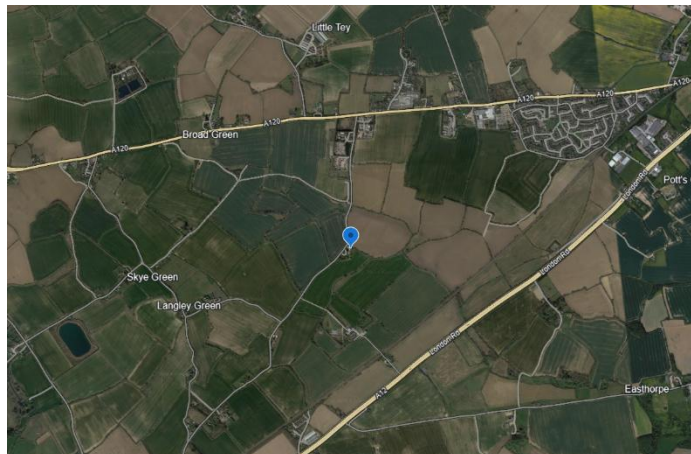
Asking Rent: £10,000 per annum exclusive

601–1,210 Sq. Ft (55.8-112.4 sq. ft)

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

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.

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.



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