

**01206 577667**

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**Office Suites – To Let**



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

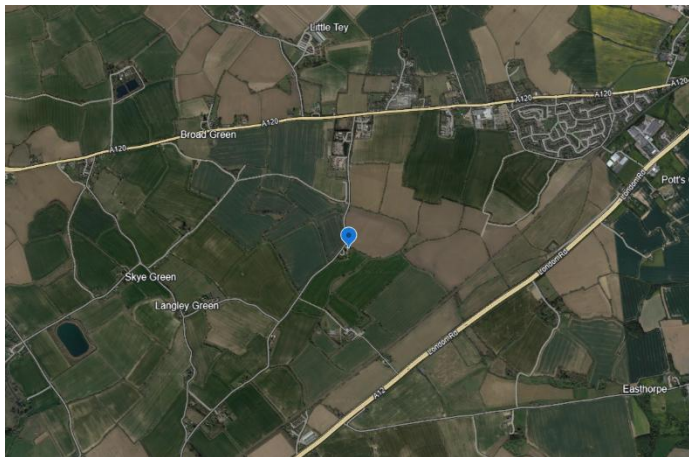
Asking Rent: £8,500 per annum exclusive

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

## 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 £8,500 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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