

01206 577667

www.whybrow.net



TO LET – CONTEMPORARY OFFICE SPACE DEDHAM, ESSEX



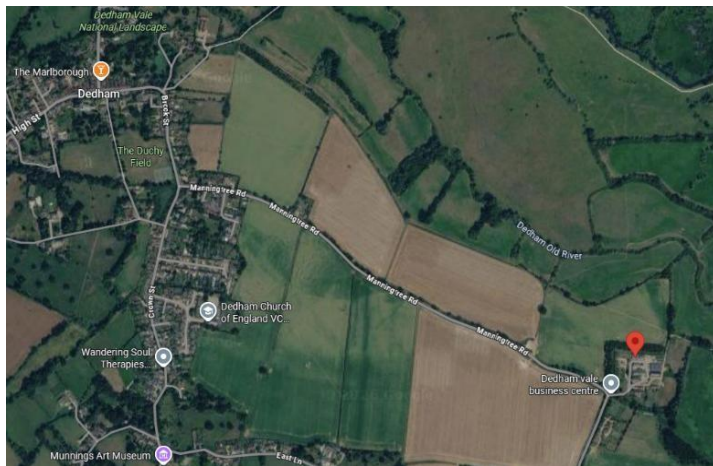
Unit 9, Dedham Vale Business Centre, Manningtree Road, Dedham, CO7 6BL

Asking Rent - £10,000 pax

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

Location

The property is part of Dedham Vale Business Centre located on the Essex/Suffolk border in the village of Dedham, at the heart of an Area of Outstanding Natural Beauty (AONB). Accessed via Manningtree Road and Jupes Hill the property is a short drive from Dedham village which hosts a range of amenities including shops, cafes and restaurants. The property also benefits from being 3 miles from Manningtree Station reaching London Stratford in just over an hour. The A12 is also accessible 2 miles down the road and provides extensive connectivity across Essex and neighbouring counties.



Accommodation	Sq. ft
Office	390.2
Reception	65
Kitchen	42.7
WC	61.4

Total - 560 Sq. Ft

Description

Built in 2007, this contemporary office building offers a rare opportunity to secure high-quality workspace within a well-established business park where vacancies are seldom available.

The property benefits from 2 demised onsite parking spaces and features a modern open-plan layout designed to support a collaborative and productive working environment. The property is also available together with the attached unit (unit 8) for both rent or as a freehold purchase.

Recently refurbished, the accommodation boasts a contemporary kitchenette and reception and two modern office spaces, creating an exceptional working environment while making a lasting impression on clients and visitors alike.

For businesses that require more space, both units seen in the cover photo can be purchased or rented as whole. ROA/POA

Asking Terms

The property is available to let.

We are seeking offers in the region of

£10,000 pax



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Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction

Planning

The properties benefits include a *Class E Office*. Interested parties are advised to make their own enquiries to Colchester City Council on 01206 282222

VAT

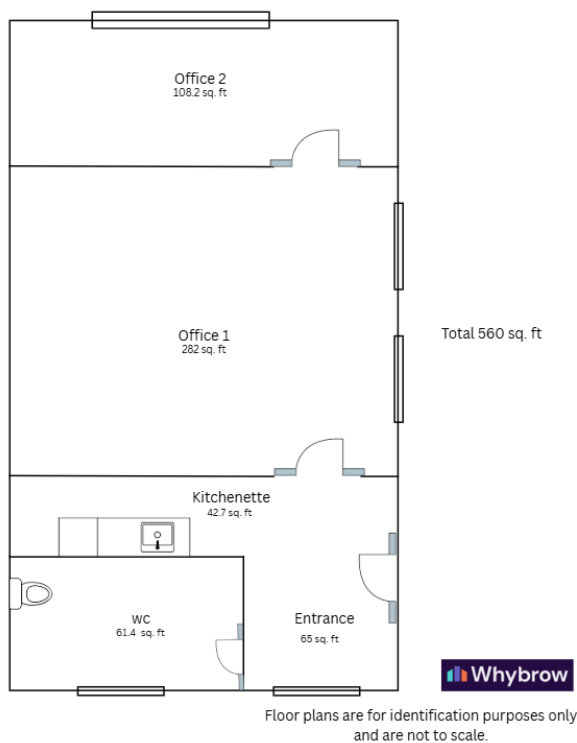
The property is elected for VAT

Business Rates

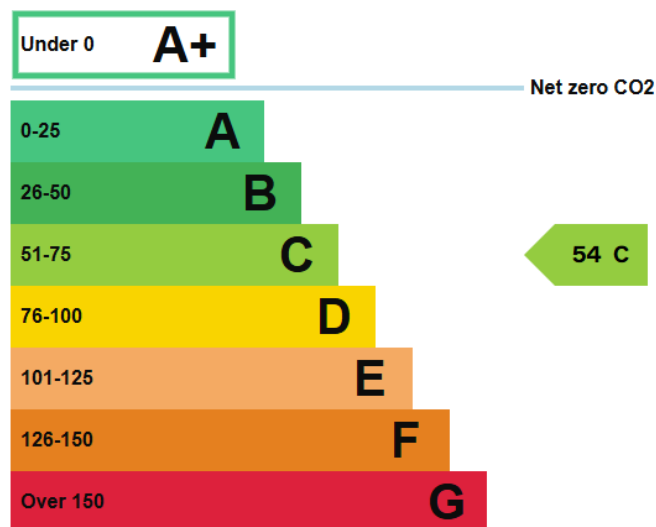
The property appears on the Valuation List with a Rateable Value of £8,300

Energy Performance Certificate

The property has an EPC Rating of 54C



This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.



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