01206 577667

www.whybrow.net

Retail/Office Unit – To Let



Unit 2, The Courtyard Balls Farm, Tye Road, Elmstead Market, Elmstead, Colchester CO7 7BB

Asking Rent: £9,750 Per Annum Exclusive

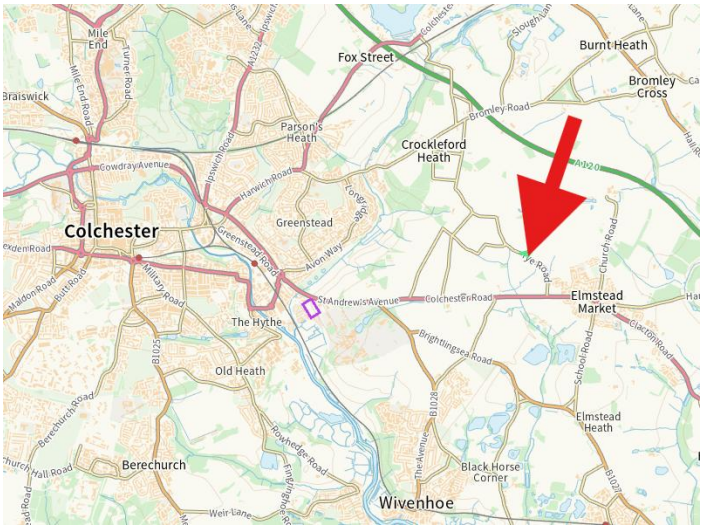
609 Sq. Ft (56.6 Sq. M)

- Recently Redecorated
- Shared Car Parking
- Kitchenette and WC Facilities
- New Lease Available
- Would Suit a Variety of Class E Uses

Property Details

Location
Elmstead Market is a village situated in the Tendring district of Essex, 13 miles east of Colchester and 13 miles southwest of Harwich. It is on the A133 road which runs to Clacton-on-Sea to the south-east and Colchester to the west.

The property forms part of Balls Farm, just off Tye Road via a shared drive. Other occupiers include a dental manufacturer, hairdressers and an accountant.



Description
The property comprises an attractive ground floor office building under a pitched roof, benefiting from a kitchenette and single toilet. The property has laminate flooring and benefits from shared car parking.

Accommodation
We assess the property to have a Net Internal Area (NIA) of approx. 609 sq.ft (56.6 sq.m).

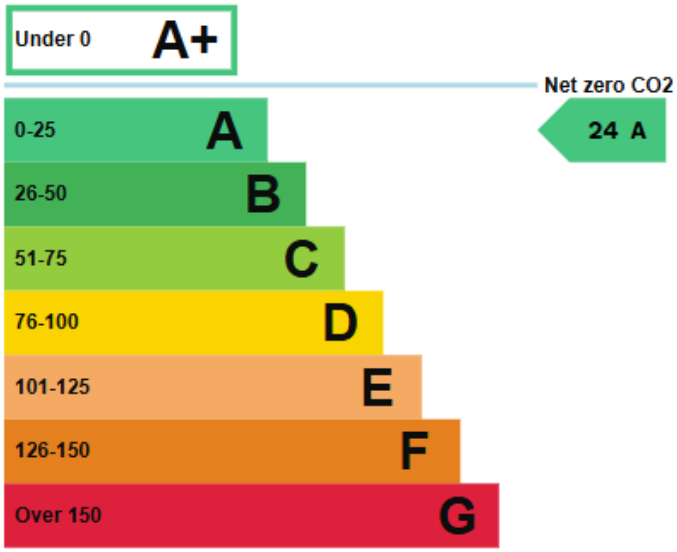
Asking Terms
The property is available by way of a new Full Repairing and Insuring (FRI) lease for a term of 3 years, terminable by either party on 3 months' notice.

Rent
£9,750 per annum inclusive of service charge and exclusive of Business Rates, VAT and all other outgoings.

Rateable Value
We are advised by Tendring District Council that the property appears in the Valuation List with a Rateable Value of £5,700. Small Business Rates Relief may apply and interested parties should contact the Council directly to enquire on 01255 686868.

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

Energy Performance Certificate
This property's energy rating is A.



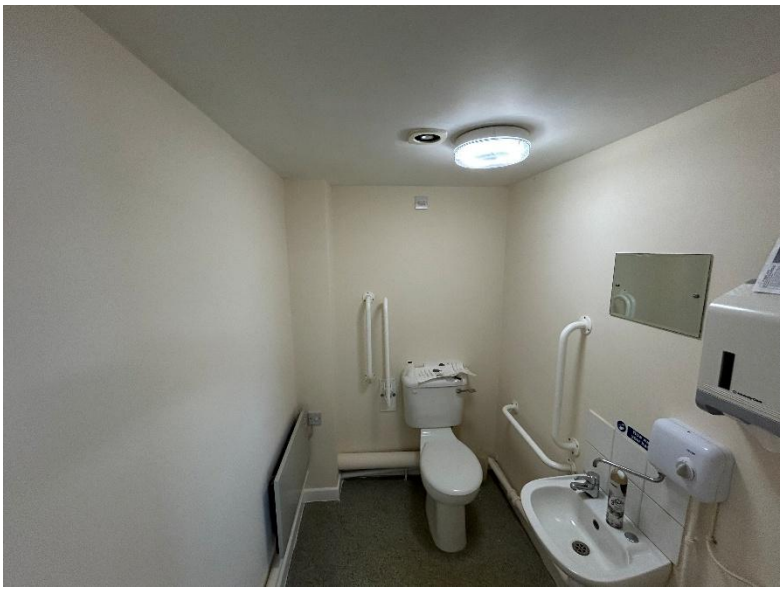
Viewings
Strictly by appointment via Whybrow.

Property Details









NOVEMBER 2026



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