

Braintree, Market Place, CM7 3HQ

(ADJACENT TO TESCO)

SECOND FLOOR Office Premises - TO LET



LOCATION

The offices are situated off Market Place to the rear of the Tesco Superstore within the town centre of Braintree.

DESCRIPTION

The premises comprise a second floor L shaped suite, carpeted and with windows around the perimeter. Toilet and kitchen facilities are provided at first floor level. Heating is via electrically powered radiators. Some on site car parking is provided.

ACCOMMODATION

Total Net Internal Area	293.84 sqm	3,163 sq ft
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TENURE

The property is to let on an effectively full repairing and insuring lease with service charge.

The lease will be outside the Landlord and Tenant Act 1954.

RENT

£20,000 per annum, exclusive of rates and VAT, payable quarterly in advance.

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value	£22,000
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Interested parties should verify this information with the local rating authority.

EPC

E - 112.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Richard Bache

Email: richard.bache@johnsonfellows.co.uk



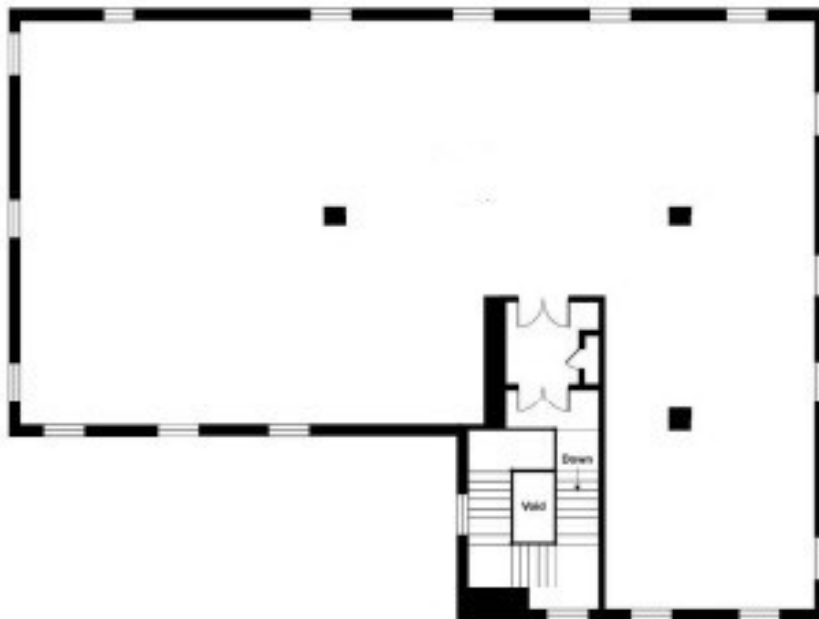
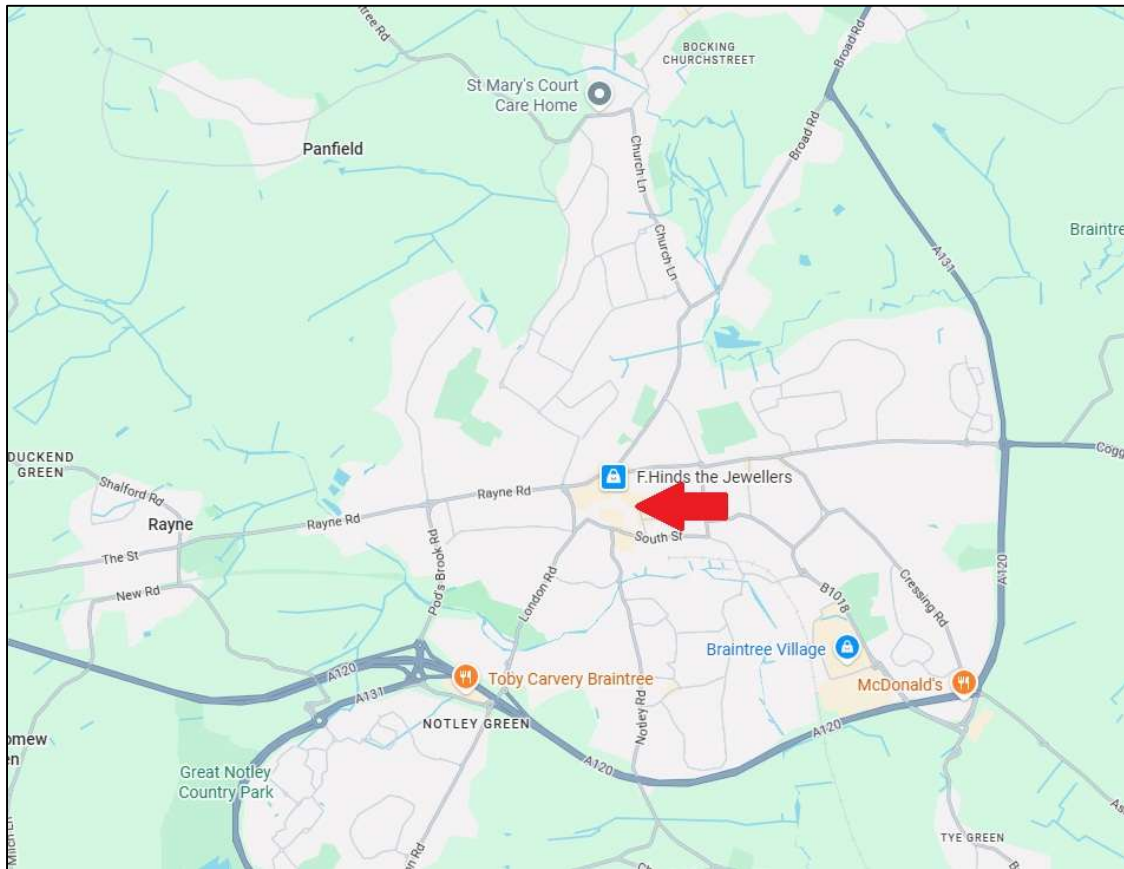
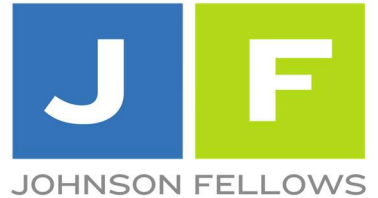
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