

TO LET

Services Office Suites from 207 sq. ft. – 434 sq. ft.

Onsite Car Parking
Easy In / Easy Out Terms

NP NICHOLAS
PERCIVAL
COMMERCIAL



**The Mill
Office Suites to Let**

Ground Floor

| | |
|---|--|
| 1 | |
| 2 | N E Essex Psychologies (NEEP) Training |
| 3 | Home - Start Colchester |
| 4 | Lining Services Ltd |

First Floor

| | |
|---|-----------------------------|
| 5 | Phoenix Futures Full Circle |
| 6 | Vacant |
| 7 | David Hough |
| 8 | Mark Coventry Photography |

Second Floor

| | |
|----|---------------------------------|
| 9 | Digital Infrastructure Ltd |
| 10 | Sharpe Property Management |
| 11 | Occupied |
| 12 | Cornerstone Property Management |

All enquiries to Nicholas Percival
01206 563222

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PERCIVAL

The Mill

355 – 359 Old Road, Clacton on Sea, Essex CO15 3RQ

RENT

From £350 pcm

Location
The Mill is located in Clacton on Sea, Essex, along Old Road, benefitting from prominent main road frontage. Clacton Town Centre is 1 mile to the south, and Clacton-on-Sea Rail Station 0.7 miles south.

The Local Authority is Tendring District Council.

Description
The property comprises a three storey 19th Century Mill, which has been converted to provide serviced office accommodation across ground, first and second floors, to include a reception and waiting area, communal kitchen and separate Male, Female and Disabled WC facilities.

Parking
Allocated car parking is available onsite.

| Office Suite | Area Sq. ft. (approx.) | Area Sq. M (approx.) | Car Parking Spaces | Rateable Value | Rent (PCM) |
|--------------------|---------------------------|-------------------------|-----------------------|----------------|------------|
| 6 (First Floor) | 434 | 40.3 | 2 | £2,600 | £600.00 |
| 7 (First Floor) | 367 | 34.1 | 1 | £2,550 | £500.00 |

Terms
The office suites are available to let on an internal repairing Licence Agreement for a minimum term to be 12 months. A minimum of the equivalent of two months rent is to be held as a rent deposit and the first months' rent in advance. The ingoing tenant will be responsible for £175.00 plus VAT for the licence agreement.

Services
The rent is inclusive of electricity, heating, water rates, external maintenance and landscaping, cleaning of the communal areas and building insurance, but excludes internet, phone lines, contents insurance and business rates.

Business Rates The Rateable Value of each office suite is less than £12,000, therefore occupiers may be able to achieve full business rate relief. Occupiers should make their own enquiries with Tendring District Council Rates Department.

Viewing Strictly by prior appointment with the sole Agents Nicholas Percival Chartered Surveyors.
FAO: Billy Coe
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bcoe@nicholaspercival.co.uk C. 4593

All prices and rentals quoted are exclusive of VAT (if applicable)

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.

