

**Attractive Office Premises from
Approx. 167 sq. ft (15.5 m²) to 549 sq ft (51.0 m²)**

**Maud's Court, Long Lane,
Tendring, Essex CO16 0BG**



TO LET FROM £400 PER MONTH

- Well Presented
- LED Lighting
- On Site Car Parking
- Kitchenette & W/C's
- Electric Heating
- Attractive Rural Setting

LOCATION

Maud's Court is an attractive office development located on Long Lane, Tendring. Access to Long Lane is provided from the B1035 and the A133 link road is just over one mile away which provides easy access to the A120 & A12. Colchester is 12 miles and Clacton is just 6 miles away.

DESCRIPTION

Single storey offices featuring; their own front door, double glazed windows with blinds, feature vaulted ceiling (no.7 only) with recessed LED lights, wall mounted electric heating, electrical sockets, intruder alarm, fire alarm and access to shared W/C and kitchenette facilities. Car parking spaces are also provided on site.

Note: office 6 is a single person office / meeting / store room of approx. 67 sq ft (6.3 sq m).

ACCOMMODATION

(Approximate net internal areas)

Office 5	315 sq ft	29.3 sq m	£710 pcm
Office 5 & 6	382 sq ft	35.5 sq m	£860 pcm
Office 7	167 sq ft	15.5 sq m	£400 pcm
Office 6 & 7	234 sq ft	21.7 sq m	£550 pcm
Office 5,6 & 7	549 sq ft	51.0 sq m	£1,200 pcm

TERMS

The premises are available to let on a new flexible agreement, minimum term of twelve months, at the rent outlined above. Rent is payable monthly in advance.

The rent is inclusive of the services outlined but excludes; business rates, internet and telephones.

The rent quoted is exclusive of VAT however we have been advised that VAT is applicable on the rent.

DEPOSIT

A deposit equivalent to three months' rent is payable prior to occupation along with the first month's rent.

SERVICES

The rent is inclusive of the following; electricity and water, buildings insurance, office cleaning, on site security, caretaker, refuse disposal and external buildings and car park maintenance.

Note: Internet and telephone services are not included within the rent.

BUSINESS RATES

We are informed the offices are yet to be assessed for business rates purposes.

For rateable values below £12,000 100% rate relief may be available, subject to eligibility. We recommend all parties make their own direct enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Please note that for offices under 50 m² an Energy Performance Certificate will not be provided.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

VIEWING

Strictly by appointment via sole agents:

Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk



Office 7



Office 5

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