

01206 577667

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**Second Floor Office Suite – To let**



## **Eastlight House, Charter Way, Braintree, Essex, CM77 8FG**

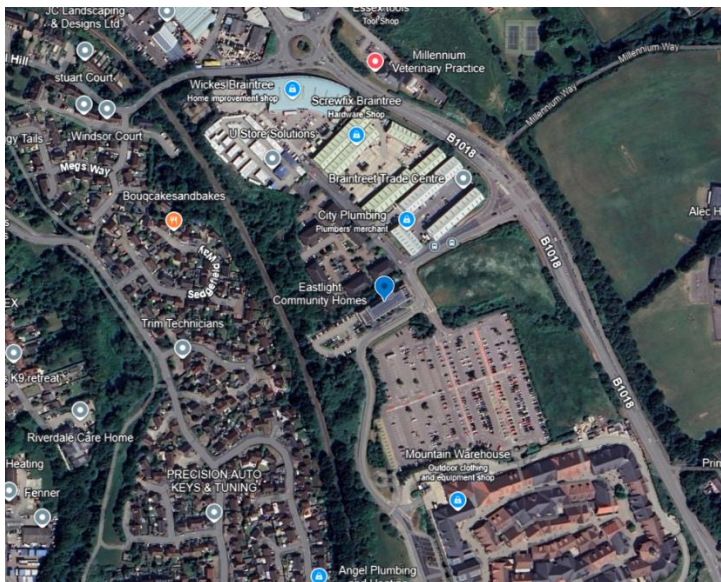
Asking Rent: £44,500 Per Annum Exclusive

2,485 Sq. Ft (230.9 Sq. M)

- Modern Open Plan Office Suite
- Energy rating-A
- 11 Person Passenger Lift
- 7 Demised Car Parking Spaces
- Air Conditioning

## Location

Braintree is a major economic Centre with a resident population of circa 50,000 people and with excellent communications via the A120 to Colchester and Stanstead/M11. Main line rail services run to London Liverpool Street with the fastest journey time 48 minutes.



## Description

The subject property which is occupied by Eastlight Housing and Provide CIC is a modern HQ developed in 2022 with a large open plan reception area and shared meeting areas to the side and an 11 person/800KG passenger lift serving the upper floors.

The subject suite is open plan benefiting from full access raised floors, carpeting throughout, suspended ceilings with recessed lighting and air-conditioning, four ladies/gents/accessible WC's with shower facilities. The suite also benefits from external decking accessed via entrance doors to the end elevation.

Externally, there are 7 demised car parking spaces in the shared car park to the side. Additional parking is available opposite in the Braintree Freeport car park which is free for up to 6 hours.

## Accommodation

The property benefits from the following Net Internal Floor Areas (NIA):

Office Suite	2,485sq. ft
Decking	385 sq. ft

## Asking Terms

A new lease drawn on an effective Full Repairing and Insuring terms via a service charge for a term of years to be agreed with regular upward only rent reviews.

## Asking Rent

£44,500per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

## Service Charge

A service charge will be there to cover the cost of common parts, maintenance, heating, lighting, lift and insurance. Details are available upon request

## Business Rates

The property has not been separately assessed. Interested parties should make their investigations of Braintree District Council 01376 552525.

## Legal Fees

Both parties will be responsible for their own legal in any transaction

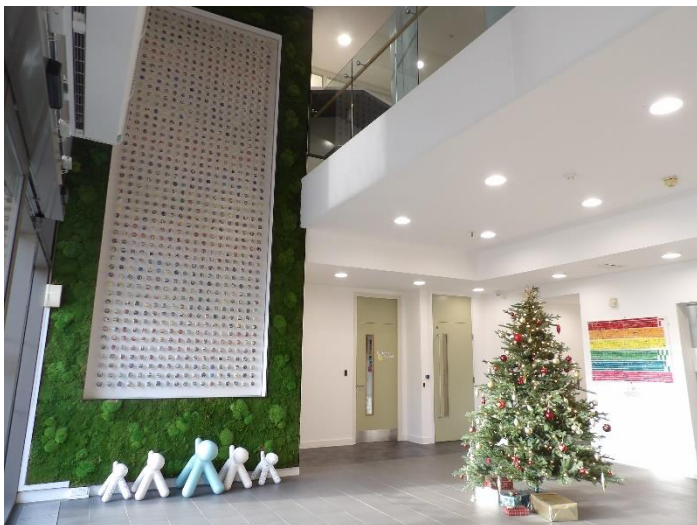
## Energy Performance Certificate

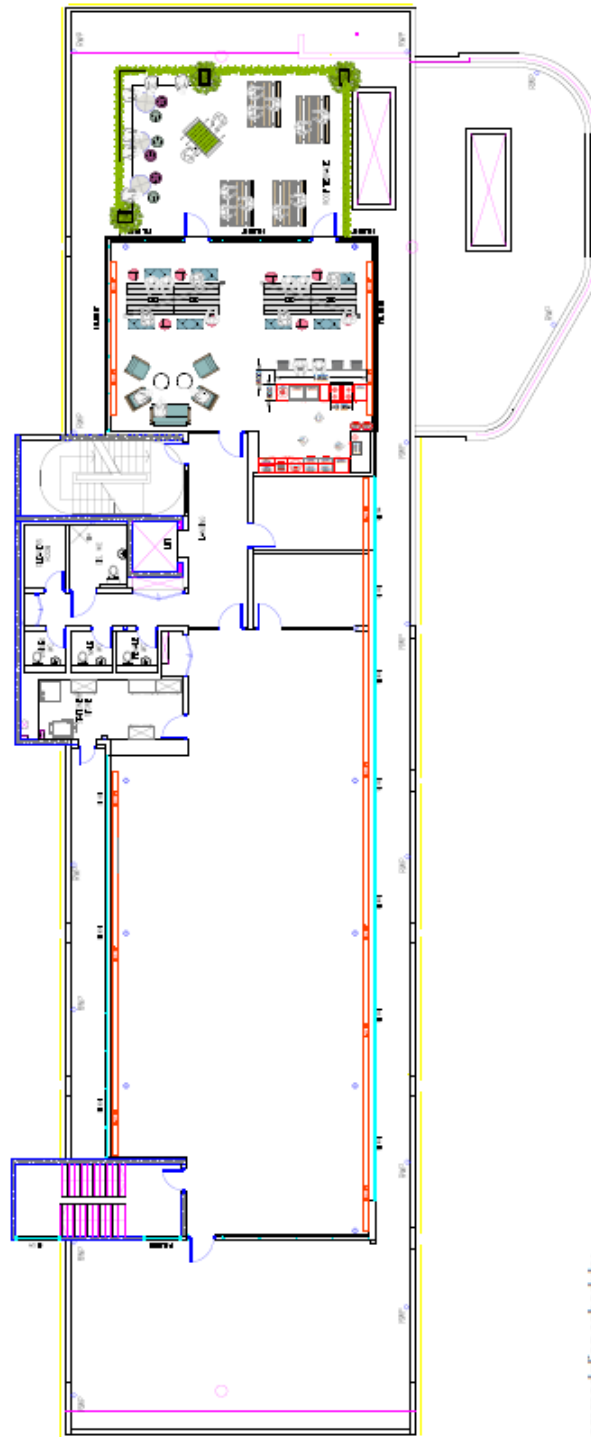
The unit has a current EPC rating of A(24).

## Viewings

Strictly prior appointments via sole agents Whybrow Chartered Surveyors.







Accommodation schedule:

- 1 no existing print room
- 1 no kitchen breakout space (hot food)
  - seating for 55
- 2 no Terraces



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