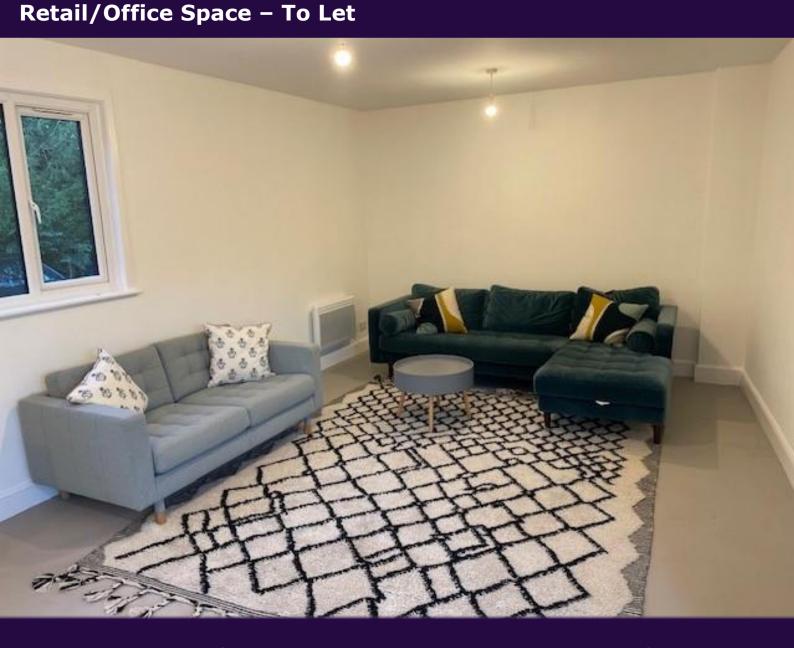
01206 577667 www.whybrow.net





19 Bardfield Centre, Great Bardfield, Braintree, CM7 4SL

Asking Rent: £7,000 Per Annum Exclusive

312 Sq. Ft (29 Sq. M)

- Recently Redecorated
- Service Charge Included
- Kitchenette and WC Facilities
- New Lease Available
- Would Suit a Variety of Uses

Property Details



Location

Great Bardfield is a picturesque village situated in the Braintree district of Essex, just under 10 miles North-West of Braintree and 12 miles South-East of Saffron Walden. It is located within a conservation area and has a significant number of medieval and later listed buildings.

The property forms part of the Bardfield Centre, just off the High Street via a shared drive. The majority of buildings have recently been converted into residential, providing a pleasant working environment to suit a variety of businesses.



Description

The property comprises an attractive ground floor end of terrace office building under a slate mono-pitch roof, benefiting from a kitchenette and single toilet. The property also benefits from new double-glazed doors and windows and new electric wall mounted heating.

Accommodation

The property benefits from a Net Internal Area (NIA) of approx. 312 sq.ft (29 sq.m)

Asking Terms

The property is available by way of a new Internal Repairing and Insuring (IRI) lease for a term of years to be agreed with regular upward only rent reviews.

Rent

£7,000 per annum inclusive of service charge and exclusive of Business Rates, VAT and all other outgoings.

Rateable Value

We are advised by Braintree District Council that the property appears in the Valuation List with a Rateable Value of £4,050. Small Business Rates Relief may apply.

Legal Fees

Each party is to bear their own legal costs incurred during the course of any transaction.

Energy Performance Certificate

We are awaiting receipt of an EPC.



Property Details

















Maria Newman m.newman@whybrow.net 01206 577667



Charntelle Goodyear Charntelle.goodyear@whybrow.net

Misrepresentation Act 1967

01206 577667 | info@whybrow.net | whybrow.net

Whybrow & Dodds Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchases or lessors and do not constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Whybrow & Dodds Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295