

01206 577667

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 Whybrow

Modern High Street Offices – To let



36 High Street, Halstead, Essex, CO9 2AQ

Asking Rent: £80,000 Per Annum Exclusive

4,218 Sq. Ft (391.79 Sq. M)

- Prominent High Street Position
- Exceptionally fitted out
- 8 Car Parking Spaces
- Modern Secure Offices
- New Lease Available

Location

Halstead is an attractive market town with a resident population of 12,000 people. It lies approximately 14 miles from Colchester via the A1124 and offers a wide range of commercial activity in its High Street including retail, offices and restaurants/cafés and residential uses.



Description

Recently refurbished to a modern standard and comprising three storey offices, the ground floor provides a large open plan office with glass partitioned rooms on either side of a central corridor. There is also a small reception to the front of the ground floor and meeting room to the right hand side of the entrance. The upper floors provide cellular accommodation.

The offices which have been fitted to an exceptional standard have suspended fibre tiled ceilings with inset fluorescent lighting, tea points, three WC's, laminated floors and perimeter trunking with some original beams and recessed spotlights.

Accommodation

The property benefits from the following Net Internal Areas:

Ground Floor Offices	3,040 sq. ft
First Floor Offices	678 sq. ft
Second Floor Offices	500 sq. ft

Net Internal Area 4,218 sq.(391.79sq.m)

Asking Terms

The property is available by way of a new FRI lease for a term of years to be agreed with regular upward only rent reviews.

Asking Rent

£80,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Town Planning

The property benefits from an established office use with no unusual restrictions or covenants. Interested parties should contact Braintree District Council on 01376 552525.

Business Rates

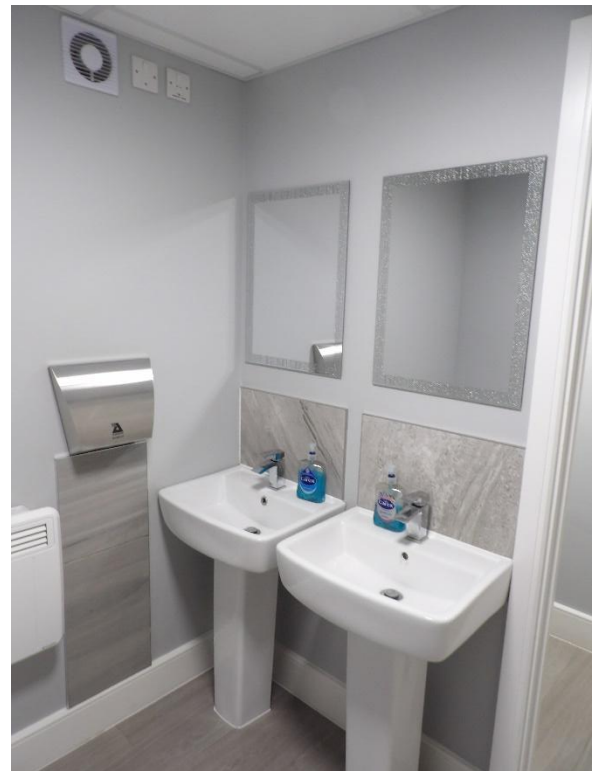
The property appears in the Valuation List with a Rateable Value of £18,500.

Legal Fees

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

Energy Performance Certificate

The unit has a current EPC rating of C73.





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