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Offices – To Let

 Whybrow



## The Forge, 154 Maldon Road, Tiptree, CO5 0PH

Asking Rent: £7,250 Per Annum Exclusive

310 Sq. Ft (28.8 Sq. M)

- New Lease Available
- 3 Car Parking Spaces
- Secure Gated Entrance
- Village Location
- Pub Opposite

## Location

The property is located on the corner of Maldon Road and West End Road opposite The Ship Inn and benefits from high volumes of passing traffic particularly at peak time.

Tiptree has a population of circa 10,000 and has been expanding rapidly for several years whilst retaining the title of being a village. Tiptree has four primary schools, a secondary school and full range of local facilities. Tiptree is strategically positioned, being 12 miles Southwest of Colchester and 7 miles East of Witham.



## Description

This charming office has been designed to look like a farmhouse and offers a perfect blend of comfort and convenience. The property includes a ground floor office with a feature fireplace and an additional smaller office or store, separated by a partition wall.

A shared kitchen with plenty of seating and separate ladies and gentlemen WC's are located in the adjoining building next door.

The property further benefits from 3 car parking spaces available in the secure gated shared yard.

## Accommodation

The property benefits from a Net Internal Area (NIA) of 310 sq.ft (28.8 sq.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

£7,250.00 per annum exclusive of Business Rates, Utilities, VAT, Service Charge and all other outgoings.

## Service Charge

The property is subject to a service charge. Further details are available upon request.

## Rateable Value

The property appears in the Valuation List with a Rateable Value of £7,100.

## Legal Fees

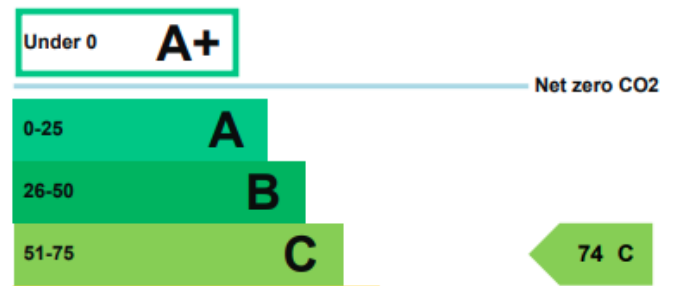
Each party is to bear their own legal costs throughout the course of any transaction.

## Energy Performance Certificate

The unit has an EPC Rating of C74.

## Energy rating and score

This property's energy rating is C.





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