

Single storey modern Office - For Sale

 Whybrow



Unit 230, Avenue West, Skyline 120, Great Notley, Braintree, Essex CM77 7AA

## Location

Braintree is a growing market town with a population of around 45,000. The town enjoys excellent transport links via the busy A120 some 15 miles west of Colchester, 15 miles east of Stansted Airport/M11 and north of Chelmsford via the A131. The town has direct rail links into London Liverpool Street with a journey time of around 1 hour.

The property is situated within an established office complex offering immediate access to the A120 and A130 trunk roads

## Description

Comprising an attractive, open plan office building, the accommodation is carpeted throughout benefitting from suspended ceilings, raised floors, recessed covered strip lighting, air-conditioning, comfort cooling and heating three phase electricity, an alarm system and aluminium cased double glazed windows.

The unit which benefits from good natural light is fully DDA compliant and has three WCs, one of which is disabled and with a shower and an open kitchen area.

Externally the business park is landscaped with grassed areas to the front and back. Outside the unit there are six allocated car parking spaces.

## Accommodation

According to our calculations, the unit has the following Nett Internal Areas:

Ground Floor	1,820 sq. ft
Mezzanine Store	258 sq. ft
<b>Total</b>	<b>2,078 sq. ft (193.98 sq. m)</b>





## **Town Planning**

The property is situated in an established employment area and is understood to benefit from Office use. Interested parties are advised to contact Braintree Council on 01376 552525.

## **Asking Terms**

Freehold – £425,000

## **Rateable Value**

The building appears in the Valuation List with a Rateable Value of £31,000.

## **VAT**

The property is elected for VAT.

## **Legal Fees**

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

## **EPC**

The property has an EPC Rating of: C69

## **Viewing**

Strictly through the Sole Agents, Whybrow Chartered Surveyors([www.whybrow.net](http://www.whybrow.net)). Contact Ewan Dodds FRICS, Maria Newman or Charntelle Goodyear.





Total area: approx. 203.4 sq. metres (2188.9 sq. feet)

**Avenue West, Great Notley**



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