



ANNEX HARVEST HOUSE LYNDERSWOOD LANE BRAINTREE, CM77 8JT

£10,450 PER ANNUM

Commercial Unit To Let – Business Park Near Braintree

This well-presented 800 sq ft commercial unit is ideal for storage, workshop or light industrial use. The property forms part of a secure and well-maintained business park, offering flexible accommodation suitable for a range of business operations.

The unit benefits from a roller shutter door, good eaves height, and three-phase electricity, making it suitable for light industrial activities as well as office and storage use. All main services are installed, and wireless broadband is available.



ANNEX HARVEST HOUSE

Property Description

A well-presented commercial unit extending to approximately 800 sq ft, located within a secure and well-maintained business park.

The unit is suitable for a variety of commercial uses falling under Use Class E, including office, storage, light industrial, workshop, or business use (subject to occupier requirements).

The property benefits from a roller shutter door, good eaves height, and three-phase electricity, providing flexible accommodation suitable for a wide range of businesses. Services are installed and wireless broadband is available.

The business park provides a professional and secure working environment, with excellent vehicle access and generous parking facilities.

Terms

The unit is available to let on a 3-year Internal Repairing Lease.

Rent is payable quarterly in advance by standing order. A rent deposit may be required subject to status.

A holding deposit equivalent to one month's rent will be required to reserve the unit. This deposit will be credited towards the lease commencement payment upon completion of the lease.

A mutual break clause may be available subject to agreement.

In accordance with UK Anti-Money Laundering Regulations, prospective tenants will be required to provide satisfactory identification and proof of funds prior to completion of the lease.

Each party will be responsible for their own legal costs, with the lease prepared by the landlord.

Location

The business park is conveniently located just off the A131, set within pleasant rural surroundings while offering excellent transport connections.

The location provides easy access to Braintree, Chelmsford and Stansted, with direct road links to the M11 and A12. Central London can be reached in approximately 30 minutes by train or around one hour by car.

Accommodation

Approximate Gross Internal Area:

800 sq ft (74.3 m²)

Services

Electricity (payable to landlord at competitive rates)

Three-phase electricity

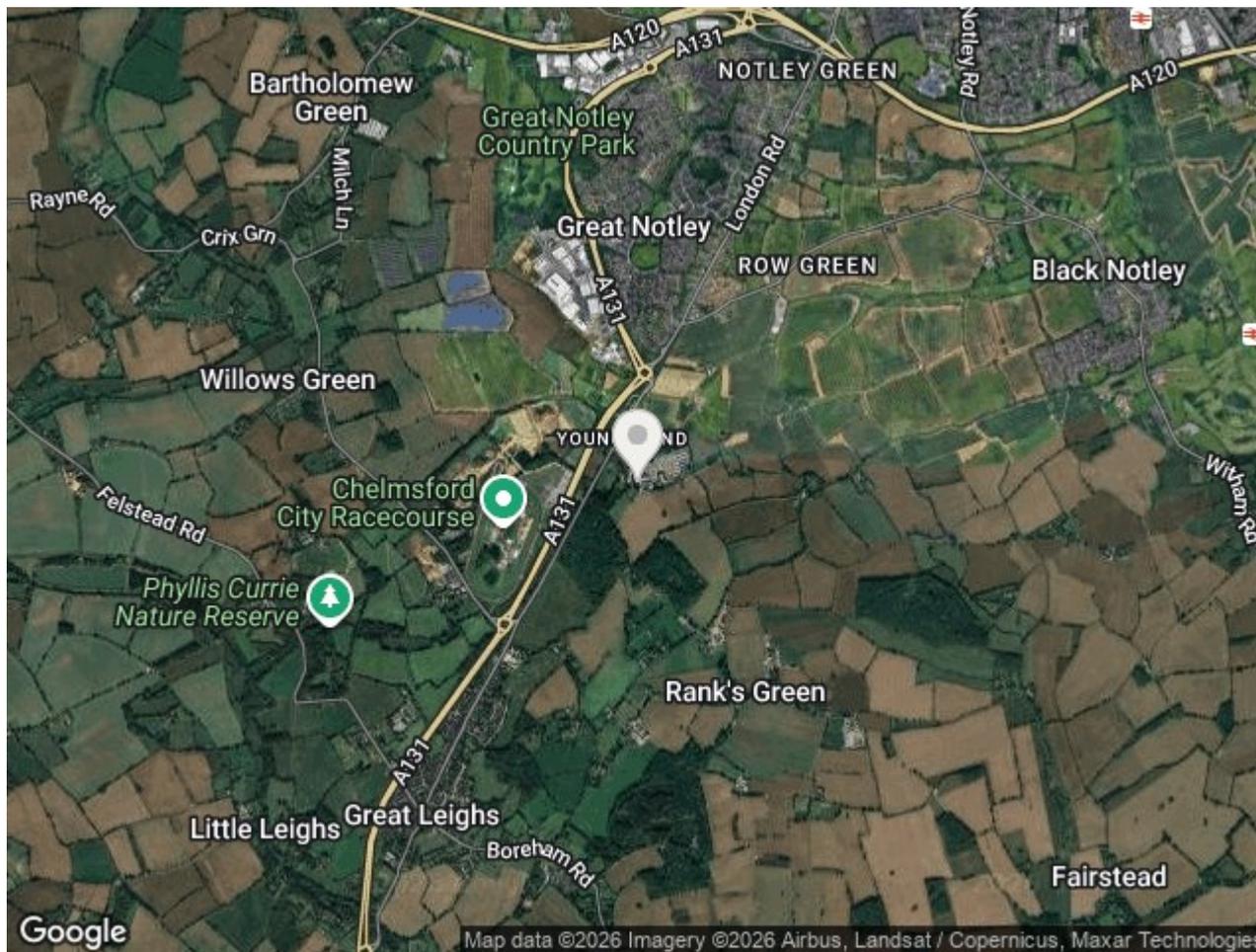
Mains water

Fibre broadband available

Parking

The property benefits from ample allocated parking, with additional visitor and overflow parking available. The site also provides good access for articulated lorries and commercial vehicles.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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