



**16/16A BANK STREET
BRAINTREE, CM7 1UL**

£15,500 PER ANNUM

Centrally located, Self-Contained First and Second Floor Office Suites, available separately or together.



16/16A BANK STREET



Terms

Located centrally on Bank street, two office suites are available to rent separately or together. Accessed from a communal front door on Bank Street, a shared stairwell leads to both office suites, each possessing a separate entrance.

The first-floor suite comprises one large open-plan office, approximately 75 m², with a smaller office/kitchen area and separate WC. The main office is carpeted. A fire escape provides access to the rear of the building. Heating is provided by storage heaters.

The second-floor office is approximately 47 m² divided into two offices, with parquet wood flooring and windows providing plenty of natural light with pleasant views overlooking Braintree town centre. There is a separate kitchen and WC. Heating is provided by storage heaters.

Bank Street is located in the centre of Braintree, within easy reach of numerous shops, supermarkets, cafes and the post office. Braintree train and bus stations are a short walk away. There are a number of car parks in close proximity, with disabled parking directly in front of the premises.

RENT

- First Floor 10,000 p.a.
- Second Floor £5,500 p.a

Total Rent for Both Suites £25,500 p.a. Inclusive of electricity, air conditioning, water. Buildings insurance recharged separately.

TERMS:

- The office is available to rent by way of an Internal Repairing Lease for a minimum of 5 years.
- Break Clause: Mutual: After 3 years on 6 months' notice.
- 3-month deposit required

- Rent Review at 3rd Anniversary of the commencement of the lease
- The rent charge to be paid MONTHLY in advance by standing order.
- Rates payable by the tenant.
- No Service Charge.
- Each Party to pay their own legal costs.
- Parking: nearby Pay & Display car parks

Local Council: BRAINTREE DISTRICT COUNCIL

First Floor Summary valuation - Valuation Office Agency - GOV.UK (tax.service.gov.uk)

Second Floor Summary valuation - Valuation Office Agency - GOV.UK (tax.service.gov.uk)

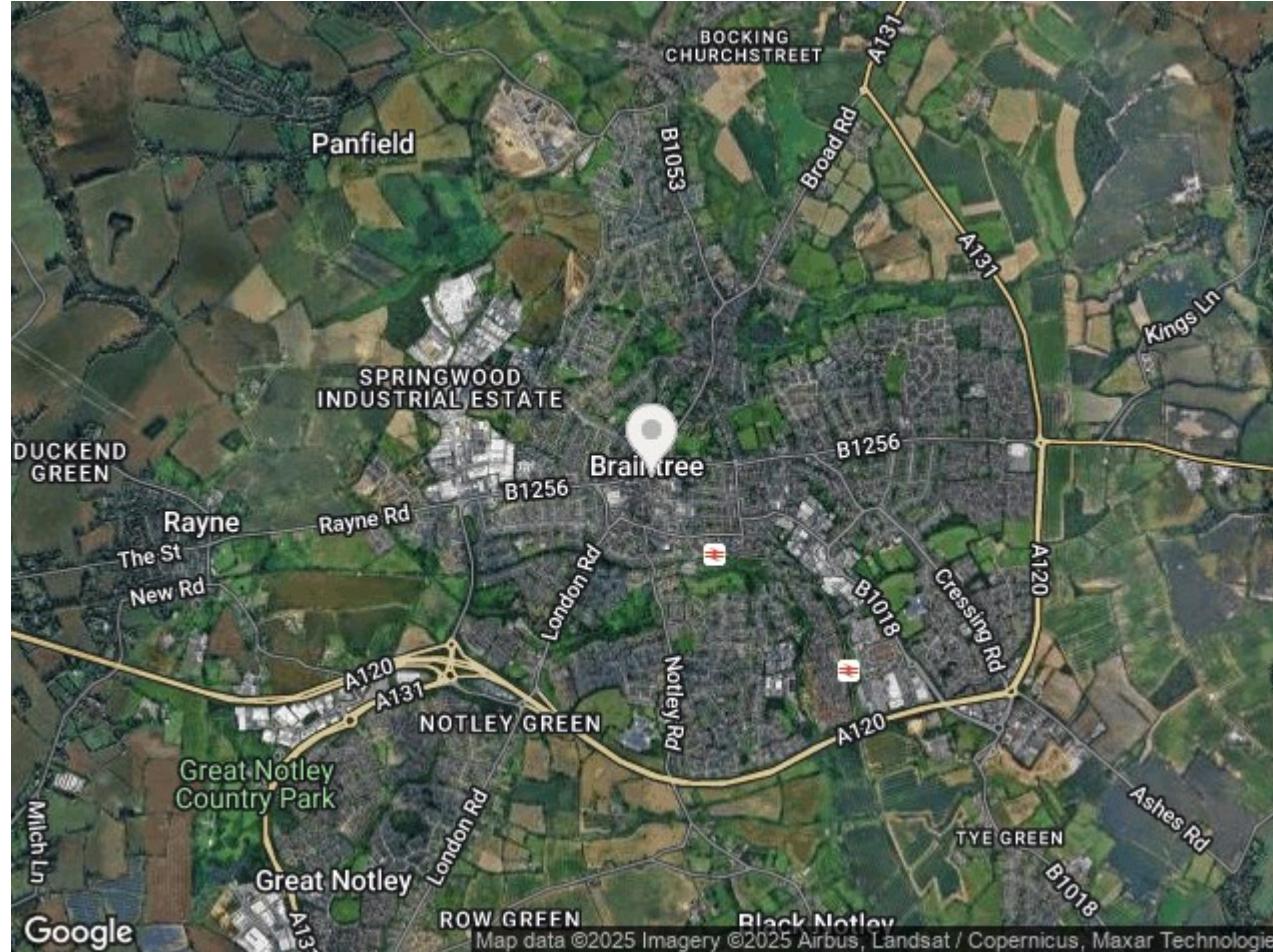
Rates: (approximate) Rates payable should be checked with Braintree District Council.

SERVICES:

- Electricity, Water, Telephone, Broadband (subject to service provider's charges) are tenant's responsibility
- Cleaning of the stairwell/ lighting shared between tenants

Anti-Money Laundering

In accordance with the latest Anti-Money Laundering legislation, the tenant will be required to provide proof of identity and address to the letting agents prior to draft Leases being issued.



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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