



HAWTHORN SUITE LYNDERSWOOD BUSINESS

BLACK NOTLEY, CM77 8JT

£11,500 PER ANNUM

An attractive barn conversion providing 550 sq.ft of Ground Floor office space is available at Lynderswood Business Park. Shared WC's and Kitchen. Parking.



HAWTHORN SUITE

Terms

The characterful open-plan office is air conditioned and features a large picture window providing plenty of natural light and pleasant views of open countryside.

The office is equipped with a fully fitted kitchen, and toilet facilities including male, female and disabled WCs. Fibre broadband is available. Ample parking is provided.

Located nearby is a pub, post office, and a Tesco. A bus service to Braintree and Chelmsford is located at the end of the private drive.

Location:

Braintree 3 miles

Chelmsford 7 miles

Easy access to A12, A120, M11

Terms

Available to Rent by way of an Internal Repairing Lease. (Outside Provisions of Landlord & Tenant Act 1954)

Term: 3 years

Break Clause: 6 month mutual break clause.

Deposit: 3 months' rent (No VAT)

Rent: All Inclusive. Payable quarterly in advance by standing order - VAT payable

Legal Costs: Each party to pay their own

Lease Preparation: By the landlord

Parking: 2 Spaces - Overflow if required

Holding Fee: 1 month's rent, applied toward the deposit upon lease completion

Services

Electricity: Payable directly to supplier

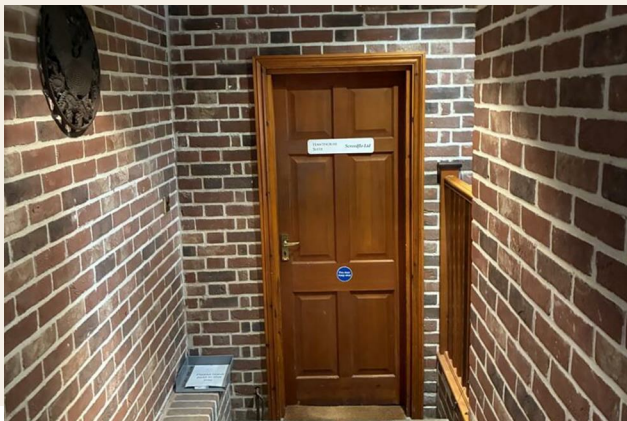
Water: No charge (subject to usage)

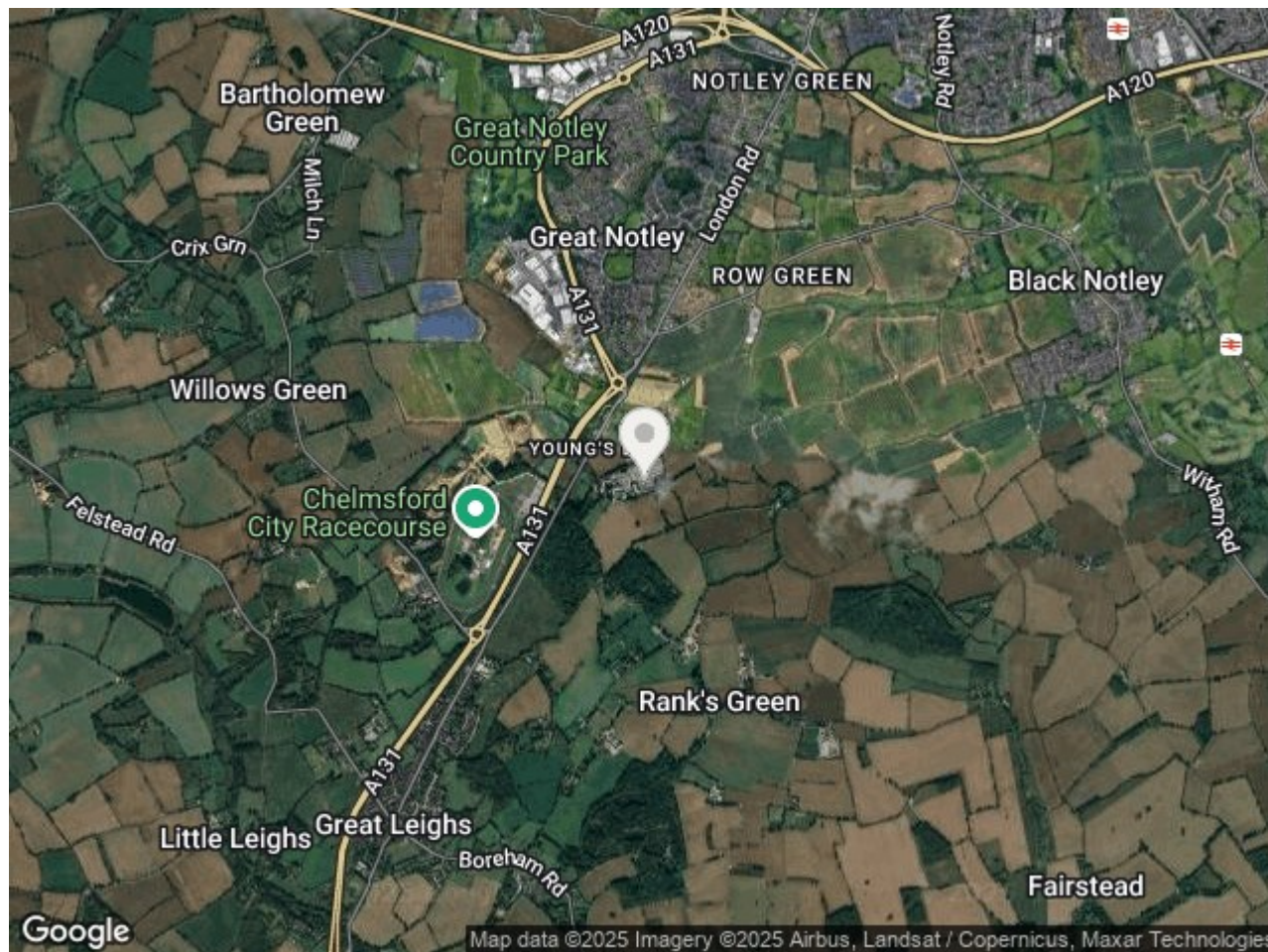
Telephone: Subject to service provider charges

Broadband Available from landlord £75 + VAT pcm

Compliance

In accordance with current Anti-Money Laundering legislation, tenants will be required to provide proof of identity and address 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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