



## LYNDERSWOOD FARM LYNDERSWOOD LANE BRAINTREE, CM77 8QN

£8,000 PER ANNUM

Self Contained Office 38.9 m2 with Kitchen, WCs

The premises are made of three Office Suites. Benefiting from natural lighting, built in cupboards, blinds. Carpeted, trunking, Own WC's, Kitchen Facilities. set in pleasant gardens of Lynderswood Business Park

Ample parking Located approximately 3 miles from Braintree and 7 miles from Chelmsford. Stansted Airport is 18 miles away.



# LYNDERSWOOD FARM

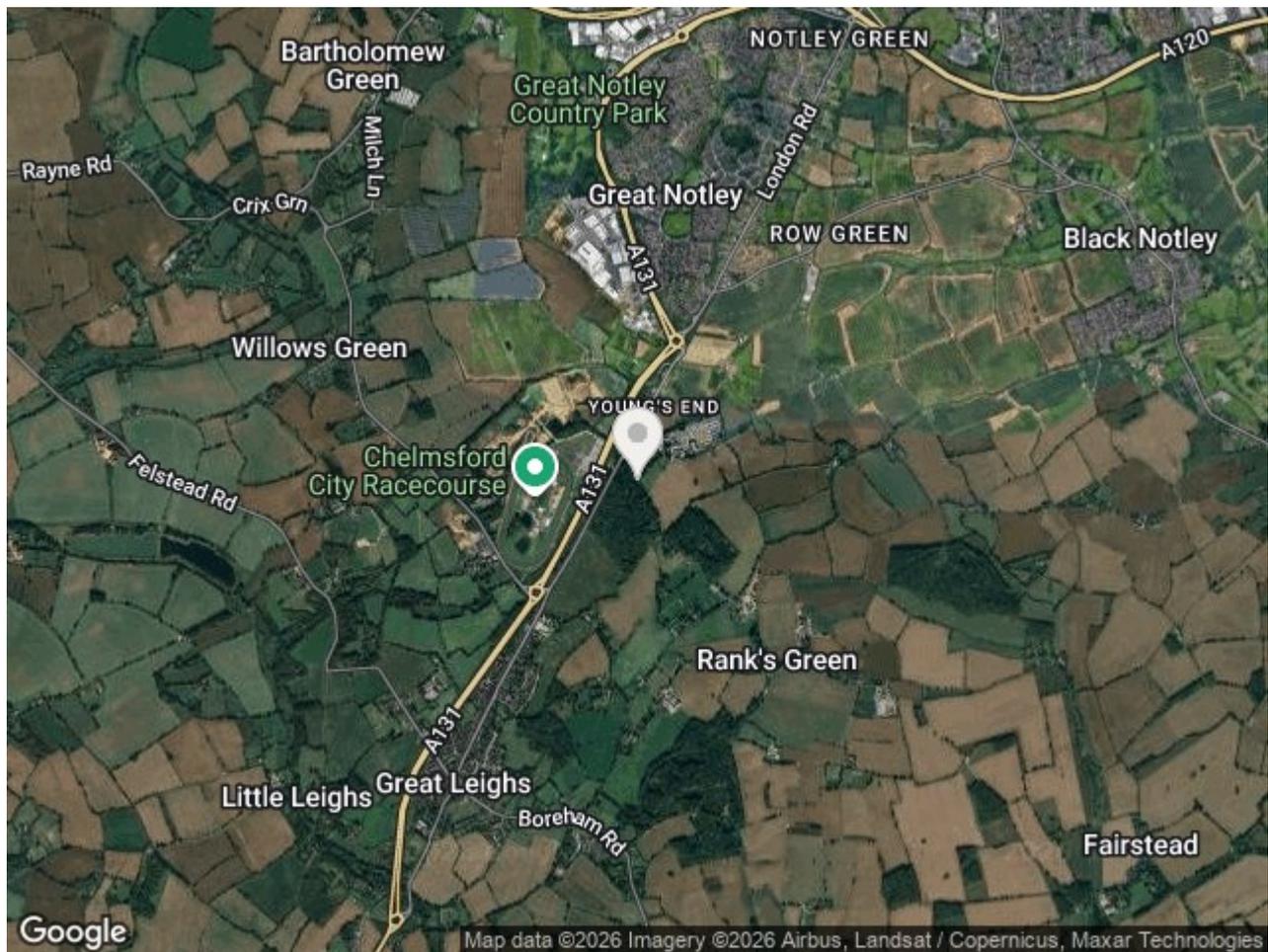
## Terms

- 3 year lease outside the Protection of the Act of 1954.
- Deposit equivalent to 3 months' rent.
- Rolling break clause on 6 months' written notice.
- Rates are the Tenant's responsibility.
- Telephone/Broadband paid by the tenant. (Fibre Broadband available at £75 + VAT pcm)
- Parking
- Each party pays their own legal costs. Landlord prepares lease. 1 month's rent holding fee, refundable on completion of the lease.
- VAT on rent

## 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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