



HOUSE 3 UNIT 3 LYNDERSWOOD BUSINESS PARK BRAINTREE, CM77 8JT

£10,000 PER ANNUM

Workshop space combined with office accommodation extending to 1200 sq ft. providing a versatile option for a start-up or an established business.

Fibre Broadband and phone line

Double glazed

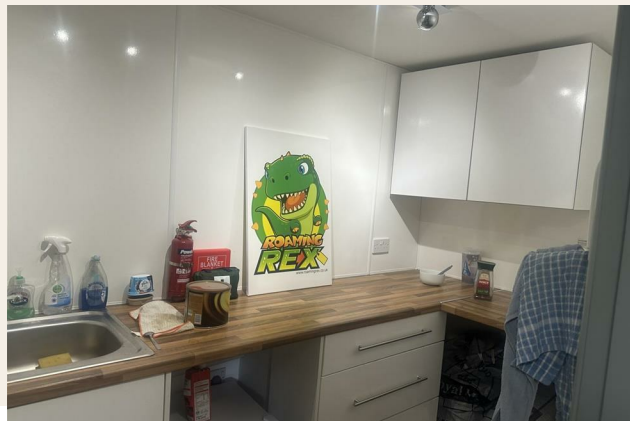
WCs

Parking

(Not suitable for Motor Trade)



HOUSE 3 UNIT 3



Terms

The unit is available to rent by way of an Internal Repairing Lease for a minimum of 3 years outside the Landlord & Tenant Act 1954.

- Mutual Break Clause
- 3 month deposit required.
- Rent payable quarterly in advance by standing order.
- Rates payable by Tenant.
- No Service Charge.
- Each Party to pay their own legal costs
- Lease prepared by Landlord. One month's admin fee refundable on completion of the lease.
- Ample allocated parking, overflow parking/visitor spaces available for occasional use.
- Good access for articulated lorries.

Available April 2021

Business Park website: www.lynderswood.co.uk

Local Council: BRAINTREE DISTRICT COUNCIL

Rates Payable: £3000 pa (approximate, all rates payable should be checked with Braintree District Council)

Area: 1200 sq ft

SERVICES:

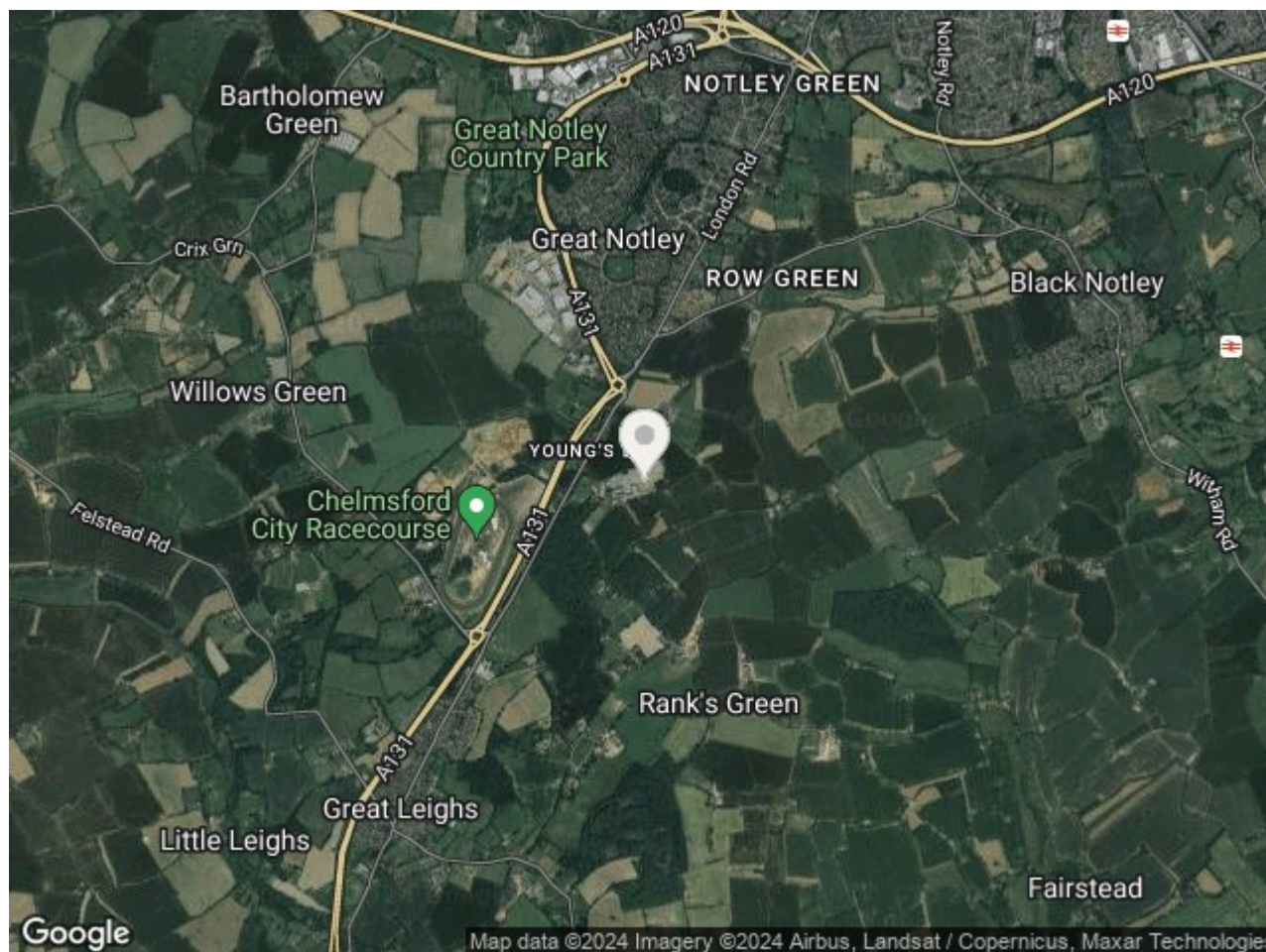
- Electricity: Recharge by Landlord at Prevailing Rate
- Water (no charge dependant on user)
- Telephone (subject to service providers

charges)

- Superfast Fibre Broadband available.

Viewing

Please contact us on 01245 360 715 if you wish to arrange a viewing appointment for this property, or require further information.



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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