



HARVEST HOUSE LYNDERSWOOD BUSINESS PARK BRAINTREE, CM77 8JT

£13,500 PER ANNUM

600 sq.ft First Floor Office – All-Inclusive Rent

This well-presented first-floor office is set within a charming barn conversion, offering an open-plan workspace ideal for a variety of business uses. Located in a professionally maintained business park, the property benefits from:

All-inclusive rent – covering utilities and maintenance

Ample on-site parking

Attractive rural setting with excellent access to local transport links

Perfect for businesses seeking a peaceful yet professional environment.



HARVEST HOUSE

TERMS

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

Term: 3 years

Break Clause: mutual break clause.

Deposit: 3 months' rent (No VAT)

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

Rates: Payable by the tenant:

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/3196543000>

Service Charge: None

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

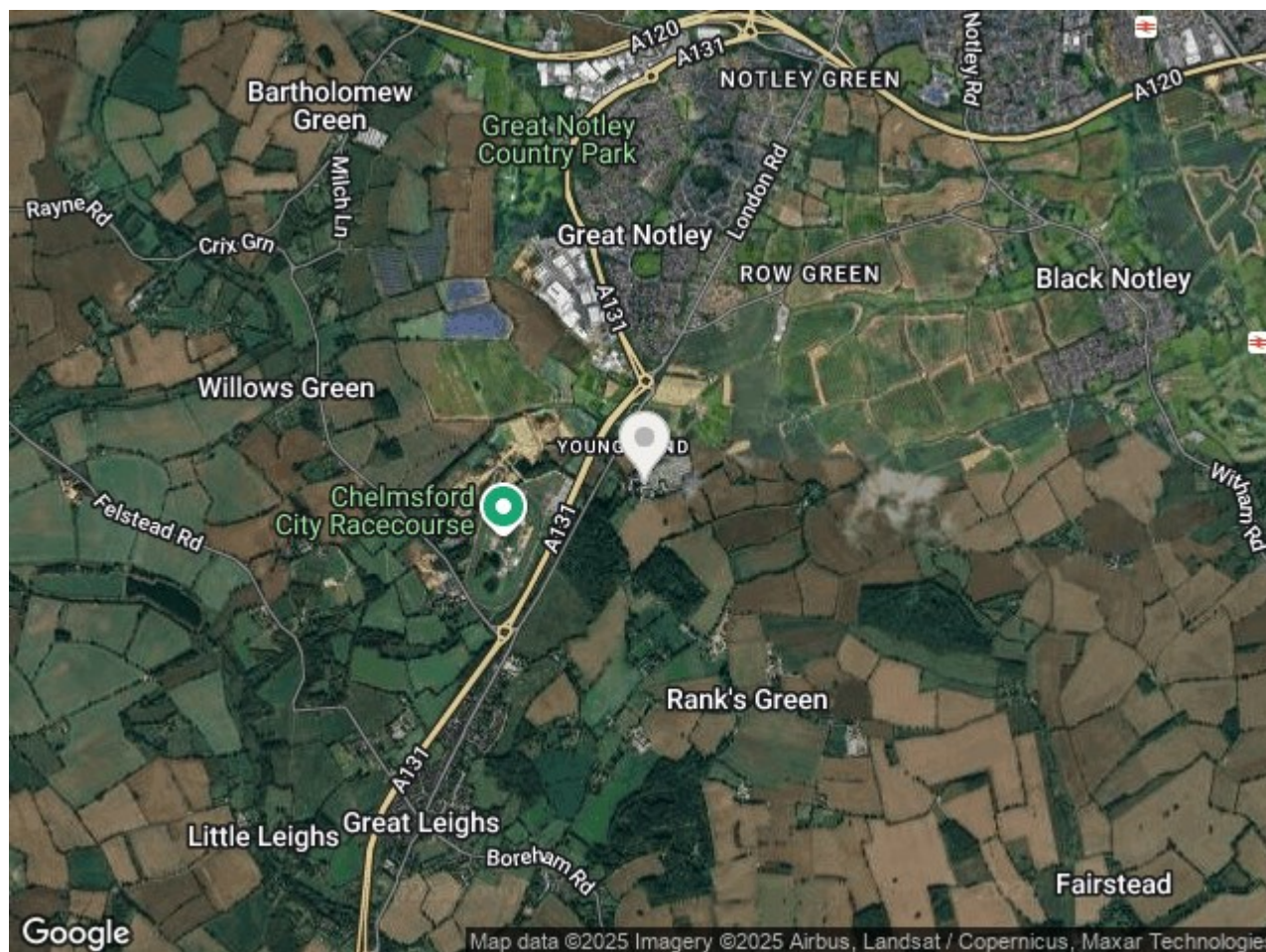
Broadband Available from landlord £75 + VAT pcm

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

Grange Property Services
Lynderswood London Road
Braintree
Essex
CM77 8QN

01245 360 715
fiona@grangeproperty.co.uk
www.grangeproperty.co.uk

