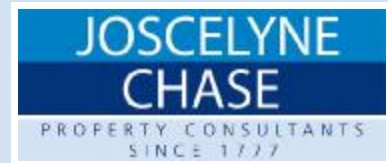


TO LET REFURBISHED OFFICE BUILDING

1 William House, Old Saint
Michaels, Rayne Rd, Braintree, Essex.



18-20 Bank Street,
Braintree, Essex, CM7 1UP
F 01376 554 500
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T 01376 322 222 - Main Switchboard



EXCEPTIONAL GRADE II LISTED REFURBISHED OFFICE BUILDING FORMING PART OF THE OLD SAINT MICHEALS RESIDENTIAL DEVELOPMENT CLOSE TO BRAintree TOWN CENTRE.

- Prestigious office space extending to 2,396 sq ft (NIA) on two levels.
- Fully fitted including CAT 5E data cabling.
- Gas central heating.
- Impressive exposed roof structure.
- Seven dedicated car parking spaces.
- Separate small kitchen

Revised Terms Nov 2010
£29,500 pa

For further information or to arrange a viewing
please call [01376 554 518](tel:01376554518) or [554507](tel:01376554507)

LOCATION

Braintree is an expanding market town with an ever-increasing population and catchment area, currently circa 40,000 and 125,000 respectively. The town centre has benefited from the construction of the George Yard Shopping Centre and the new Freeport Outlet Park. New housing is continuously being constructed within and on the outskirts of the town. Braintree Railway Station provides a mainline rail service to London's Liverpool Street with a travel time of approximately one hour. The A120 is now a dual carriageway providing improved access to J8 of the M11 and Stansted Airport. The Great Leighs by-pass has now completed, improving the A131 and access to both Chelmsford and the A12.

The subject property is located within Old Saint Michaels a new gated residential development located on Rayne Road and within a short walk from Braintree town centre.

DESCRIPTION

1 William House is a self contained offices building having its own dedicated entrance. The building forms part of William House a Grade II listed Victorian building which has been refurbished to form four individual office areas.

No 1 extends over two floors underneath an impressive roof lantern which together with the large number of windows provides excellent natural light.

The property has been refurbished to the highest standard, retaining period features where possible but providing fully fitted offices including CAT 5E data cabling throughout.

ACCOMMODATION (Approximate NIA)

Ground and first floor offices – 2396 sq ft (222.6 sq m)

Additional storage area – 249 sq ft (23 sq m)

REVISED TERMS – November 2010

A new lease is available for a minimum term of 5 years at a rent of £29,5000 per annum, payable quarterly in advance. In addition the tenant will be liable for business rates and a contribution to the service charge for the whole development.

SERVICES

All main services are available. Note: Joscelyne Chase have not tested any of the services.

RATEABLE VALUE

Applicants are welcome to make enquiries direct with Braintree District Council, tel. no. (01376) 552 525.

LEGAL FEES

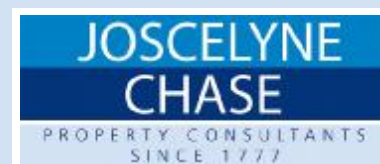
Each party is responsible for their own legal fees.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Please contact our office if you would like a copy of the full report.

VIEWING

Strictly by appointment with JOSCELYNE CHASE, please contact the Commercial Department (01376) 554 518.



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These particulars are believed to be correct but do not constitute an offer or contract