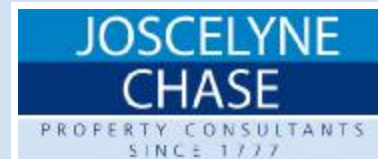


TO LET BUSINESS UNIT

6 Cherrytree Farm, Sible Hedingham,
Essex CO9 3LZ



18-20 Bank Street,
Braintree, Essex, CM7 1UP
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AN ATTRACTIVE TWO STOREY BARN STYLE PROPERTY OF RECENT CONSTRUCTION AND EXTENDING TO A NET INTERNAL AREA OF APPROXIMATELY 2057 SQFT (191 SQ M).

- To be completed to provide fully fitted offices.
- 8 car parking spaces
- Excellent natural light
- Attractive rural setting forming part of a larger business park.

£18,450 per annum

For further information or to arrange a viewing
please call [01376 554 507](tel:01376554507) or [554518](tel:01376554518)

LOCATION

The property occupies a rural location in a cluster of farm buildings converted for commercial use. Local facilities are nearby at Wethersfield and Sible Hedingham. Braintree is about 9 miles and Sudbury 11 miles. Both Haverhill and Saffron Walden are about 14 miles.

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. Modern housing has been 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.

ACCOMMODATION

The building extends over the ground and first floors, the first floor benefiting from a fully exposed vaulted ceiling. The space will ultimately be offered to the market as fully fitted office accommodation and the floor set up below have been calculated on a net internal basis.

Ground floor 1149 sq/ft (106.7 sq m)
First floor 908 sq/ft (84.4 sq m)
TOTAL 2057 SQ.FT (191.1 sq m)

Unit 6 can be linked to unit 7 to provide a total net floor area of 2564 sq ft (238 sq m).

TERMS

The property is available on a new 5 year lease on FRI terms at a rent of £20,500 per annum. The lease is to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

SERVICES

Mains electricity (single and 3 phase) is available. Water is drawn from a bore hole and regularly tested. Note: Joscelyne Chase have not tested any of the services.

RATEABLE VALUE

Applicants are recommended to speak to Braintree District Council, tel. no. (01376) 552 525.

PLANNING

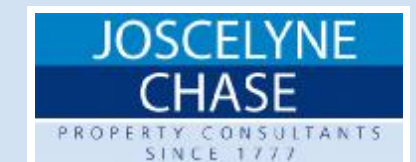
The current planning consent restricts the use to storage for use in conjunction with the adjoining units. BDC have indicated that an alternative B1 type use would be considered depending on the individual circumstances of the user. The Planning application would be dealt with at the Landlord's expense.

LEGAL FEES

Each party is responsible for their own legal fees.

VIEWING

Strictly by appointment with JOSCELYNE CHASE, please contact the Commercial Department (01376) 554 518 or 554507.



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