

FOR SALE - REFURBISHED OFFICE BUILDING

Bardfield House, The Bardfield Centre, Great Bardfield, Essex
CM7 4SL



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TWO STOREY DETACHED OFFICE BUILDING EXTENDING TO 2766 SQ FT (257 SQ M) GROSS INTERNAL AREA

- Dedicated parking for up to 9 cars
- Fully Refurbished
- Four open plan office areas
- Ability to sub let in parts
- New floor covering to be provided
- Male, female and disabled toilets
- Full Vacant Possession
- Potential for attic Storage

£450,000 Freehold

For further information or to arrange a viewing

please call [01376 322222](tel:01376322222)

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LOCATION

The property forms part of the Bardfield Centre, a business park consisting of 30 small office and studio units. The centre is accessed off of the B1057 Braintree Road, on the southern end of the picturesque village of Great Bardfield.

The Bardfield Centre is a successful, established business park providing a pleasant working environment for a variety of businesses. The nearby village of Great Bardfield has two public houses and a convenience store. Braintree town centre, which has a wide range of retail and other facilities, is approximately 10 miles from the property. Stansted airport and junction 8 of the M11 area approximately 15 miles from the property.

DESCRIPTION

The subject property has been fully refurbished and consists of a two storey office building with a central core servicing four open plan areas, two at each level. Each of the four office suites are the same size, three include a separate cellular office. A purchaser would have the option to occupy one or more of the four office suites and sub let the remaining areas.

There are male and female toilets on each floor with an additional disabled toilet at ground floor level. The property also benefits from a modern kitchen area and cat II Lighting. Above both of the first floor offices there is access to the loft which has the potential to provide additional storage space.

The building has an oil fired boiler serving a central heating system to all areas. Parking is immediately in front of the building and in an adjoining car park.

FLOOR AREA

The building has a gross internal area of 2766 sq ft (257 sq m)

TERMS

The freehold interest can be acquired for £450,000

SERVICES

The property has mains electricity and water supply

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)

To be provided by the vendor.

VIEWING

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



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