

FREEHOLD FOR SALE OFFICE BUILDING AND LANDHOLDING



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Carters Court, Highstreet Green, Sible
Hedingham, Essex C09 3LG



LOCATED ON A 3.7 ACRE PLOT, THIS OFFICE AND LIGHT INDUSTRIAL PROPERTY
COULD BE SUITED TO A VARIETY OF USES SUBJECT TO PLANNING.

- Gross internal floor area 2,154 sq ft (200.1 sq m)
- Attractive rural location
- Potential to extend the existing building
- Large parking area

Offers in the region of £500,000

For further information or to arrange a viewing
please call [01376 322222](tel:01376322222)

LOCATION

The property is in a rural location, approximately 2 miles from local facilities at Sible Hedingham. Halstead and Braintree town centres are approximately 8 miles and 11 miles distance respectively.

DESCRIPTION

The premises were constructed approximately 20 years ago and have been subsequently extended. External walls are of block construction, timber clad, all under a concrete interlocking tiled roof. The premises have a barn type appearance and pleasantly fit into the rural landscape.

ACCOMMODATION (approximate gross internal areas)

Office	882 sq.ft.	(81.9 sq.m.)
Workshop/Storage	1272 sq.ft.	(118.2 sq.m.)
TOTAL	2154 sq.ft.	(200.1 sq.m.)

The property is approached via an impressive tree lined drive to an ample parking and turning area. Parts of the land are at present used for grazing and there is a hobby/allotment area.

ALTERNATIVE USES

The property has until recently been used as the head office and store for a local construction company. Potential alternative uses (subject to planning) could include offices, open storage, veterinary practice, equestrian, kennels or live/work unit.

PLANNING

Copies of planning consents and similar documentation are available at the agent's office for inspection.

SERVICES

Mains electricity and water are connected. An oil fired central heating system is installed with some air cooling incorporated within the office area.

RATEABLE VALUE

Description	Address	£ RV	Effective Date
Office and premises	Carters Court, Highstreet Green, Sible Hedingham, Nr Halstead, Essex C09 3LH	7300	1.04.2005

The 2009/2010 rate in the £ is 48.6p

Please note the rateable value information was taken from the Valuation Office Agency website, and does not appear to include the store extension. Applicants are recommended to confirm the above information direct with Braintree District Council, tel. no. (01376) 552525.

LEGAL FEES

Each party is responsible for their own legal fees.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC can be provided upon request.

VIEWING

Strictly by appointment with the Sole Agents JOSCELYNE CHASE, please telephone (01376) 322222 and select Commercial Department Option.



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