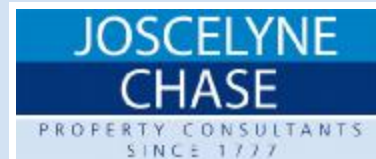


# TO LET OFFICE SUITE

Suite 6b, Warners Mill, Silks Way,  
Braintree, Essex, CM7 3GB



18-20 Bank Street,  
Braintree, Essex, CM7 1UP  
F 01376 554 500  
E [paul@joscelynechase.co.uk](mailto:paul@joscelynechase.co.uk)  
W [www.joscelynechase.co.uk](http://www.joscelynechase.co.uk)  
T 01376 322 222 - Main Switchboard



ATTRACTIVE TOWN CENTRE GROUND FLOOR OFFICE SUITE  
EXTENDING TO 1222 SQ FT (113 SQ M)

- Excellent natural light.
- Includes 4 car parking spaces.
- Distinctive entrance area.
- Male and female toilets (one disabled).
- Includes an open plan area and two cellular offices.
- Recently redecorated
- Small kitchen area.

## £14,500 Per Annum

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 a wide selection of retail units within the George Yard Shopping Centre and a further range of shops at the Freeport Designer Village which is located close to the A120.

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.

## DESCRIPTION

Suite 6b forms part of Warners Mill, a Grade II listed former textile factory, which was extensively refurbished in 1990.

Suite 6b consists of a large open plan area and two cellular offices with high ceilings and excellent natural light. The property has male and female toilets (one disabled) together with a small kitchen area.

The suite benefits from 4 car parking spaces and a distinctive entrance area which could be altered to form additional car parking.

## ACCOMMODATION

Net internal office area approximately 1222 sqft ( 113 sq m).

## TERMS

A new lease will be granted for a term of 5 years at a rent of £14,500 per annum payable quarterly in advance.

The lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954. Also the tenant will have to contribute to the service charge for the whole complex.

## SERVICES

Mains water, electricity and drainage 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

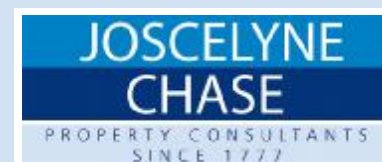
The tenant will contribute up to £750 + VAT towards the landlords legal costs.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

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

## VIEWING

Strictly by appointment with JOSCELYNE CHASE, please contact the Commercial Department (01376) 554 514.



18-20 Bank Street,  
Braintree, Essex, CM7 1UP  
F 01376 554 500  
E [paul@joscelynechase.co.uk](mailto:paul@joscelynechase.co.uk)  
W [www.joscelynechase.co.uk](http://www.joscelynechase.co.uk)  
T 01376 322 222 - Main Switchboard

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

# TO LET OFFICE SUITE

Suite 6b, Warners Mill, Silks Way,  
Braintree, Essex, CM7 3GB



18-20 Bank Street,  
Braintree, Essex, CM7 1UP  
F 01376 554 500  
E [paul@joscelynechase.co.uk](mailto:paul@joscelynechase.co.uk)  
W [www.joscelynechase.co.uk](http://www.joscelynechase.co.uk)  
T 01376 322 222 - Main Switchboard



ATTRACTIVE TOWN CENTRE GROUND FLOOR OFFICE SUITE  
EXTENDING TO 1222 SQ FT (113 SQ M)

- Excellent natural light.
- Includes 4 car parking spaces.
- Distinctive entrance area.
- Male and female toilets (one disabled).
- Includes an open plan area and two cellular offices.
- Recently redecorated
- Small kitchen area.

## £14,500 Per Annum

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 a wide selection of retail units within the George Yard Shopping Centre and a further range of shops at the Freeport Designer Village which is located close to the A120.

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.

## DESCRIPTION

Suite 6b forms part of Warners Mill, a Grade II listed former textile factory, which was extensively refurbished in 1990.

Suite 6b consists of a large open plan area and two cellular offices with high ceilings and excellent natural light. The property has male and female toilets (one disabled) together with a small kitchen area.

The suite benefits from 4 car parking spaces and a distinctive entrance area which could be altered to form additional car parking.

## ACCOMMODATION

Net internal office area approximately 1222 sqft ( 113 sq m).

## TERMS

A new lease will be granted for a term of 5 years at a rent of £14,500 per annum payable quarterly in advance.

The lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954. Also the tenant will have to contribute to the service charge for the whole complex.

## SERVICES

Mains water, electricity and drainage 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

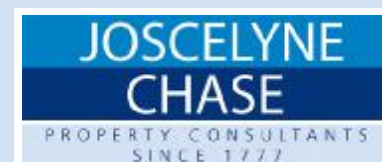
The tenant will contribute up to £750 + VAT towards the landlords legal costs.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

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

## VIEWING

Strictly by appointment with JOSCELYNE CHASE, please contact the Commercial Department (01376) 554 514.



18-20 Bank Street,  
Braintree, Essex, CM7 1UP  
F 01376 554 500  
E [paul@joscelynechase.co.uk](mailto:paul@joscelynechase.co.uk)  
W [www.joscelynechase.co.uk](http://www.joscelynechase.co.uk)  
T 01376 322 222 - Main Switchboard

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