

TO LET

670 Sq. Ft. Light Industrial Warehouse Unit

Unit located within Secure Yard
2 Allocated Car parking Spaces



Unit 103 Lakes Innovation Centre, Lakes Road, Braintree CM7 3AN

0.6 miles from Freeport Shopping Village

1 mile from the A120

RENT

£770 plus VAT PCM

NP NICHOLAS
PERCIVAL
COMMERCIAL

Location

The Lakes Innovation Centre forms part of the Lakes Industrial Estate which is located on the east side of Braintree between the town centre and Freeport Designer Village. There are two entry points into the estate, the first being opposite the Post Office sorting office in Lakes Road and the second being opposite the Anglia Way.

Description

A business unit in secure courtyard with a controlled entrance and CCTV, totalling circa 670 Sq. Ft. with its own separate WC and kitchen facilities, lighting, double loading doors. Rent includes refuse collection, cleaning of common areas, maintenance of the building, available with 2 car parking spaces.

Terms

£770.00 plus VAT per calendar month (£9,240 plus VAT per annum exclusive)

The property is available To Let by way of a new effective full repairing and insuring lease, terms to be agreed.

Ratable Value

Unit 103 has a rateable value of £7,500. Due to the rateable value being less than £12,000, 100% business rate relief can be achieved by qualifying businesses. We advise interested parties to make direct enquiries with Braintree District Council Rates Department.

Viewing

Strictly by prior appointment with the sole Agents **Nicholas Percival** Chartered Surveyors.

T: 01206 563222

E: info@nicholaspercival.co.uk

C. 4288



All prices and rentals quoted are exclusive of VAT (if applicable)

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