



BRAXTED PARK[®]

COURTYARD OFFICES



Refurbished office in an attractive rural courtyard setting

- Short Distance from the A12, Witham and Liverpool St (37mins)
- Excellent Complimentary Car Parking Facilities
- Self Contained Units with WC and Kitchen Facilities
- Open Plan Layout
- CCTV
- Popular Corporate Hospitality Venue
- Additional Meeting Rooms
- Corporate Golf Memberships, Golf Clubhouse for Light Meals
- Excellent Millins of Tiptree Breakfast & Lunch Truck

TO LET
Two Storey
Office Suite

1,484 sq. ft.
(137.8m²)

☎ 01621 890302 • ✉ julia@braxtedpark.com

www.braxtedparkofficespace.co.uk

DESCRIPTION

Braxted Park is located approximately 3 miles to the north-east of Witham. Witham railway station provides journey times to London Liverpool Street of approx. 45 minutes. Access to the A12 can be found approximately 1.5 miles to the west, which provides access to Chelmsford and London to the South, and Colchester and Ipswich to the North.

The Braxted Park Estate is a Grade II Listed Estate set within 500 acres of stunning Essex Parkland, and is an established high level Conference and Event venue. Braxted Park can cater for various corporate hospitality with one of the best game shoots in the region, a well regarded 9 hole golf course, a cookery school and high quality overnight accommodation. Subject to lease terms, the Landlord may consider providing incentives on corporate hospitality.

The suite is split over two floors and is predominantly open plan, with feature timber beams at first floor level. It is fitted with dado perimeter trunking providing power and networking facilities and lit by spotlights. It is heated and cooled by way of wall mounted air conditioning. The suite has kitchen facilities, and male and female W.C.'s.

SERVICES

High internet speeds are available from County Broadband. Further information is available at: www.countybroadband.co.uk

All interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.



Suite 11, First Floor



Suite 11, Ground Floor



Courtyard Setting

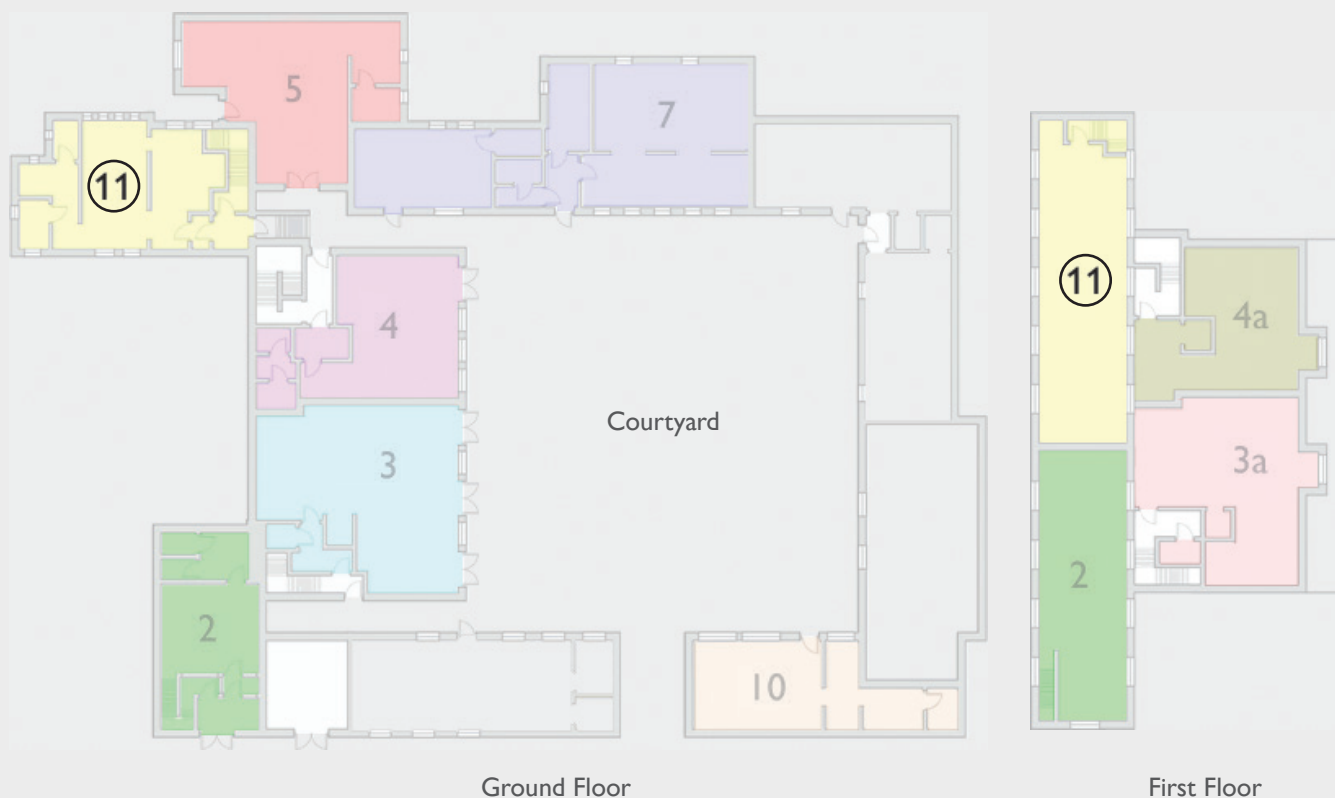


Car Parking Facilities



☎ 01621 890302 • ✉ julia@braxtedpark.com

www.braxtedparkofficespace.co.uk



*Please note. All area are approximate and GIA. Floorplan illustrations are approximate and not to scale.
The available units are to be let on flexible terms. Details of rent and service charge upon application.*

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice and calculate the net internal floor area to be 1,484 sq. ft. (137.8m²).

Ground Floor Suite 11: 534 sq. ft. (49.6m²)

First Floor Suite 11: 950 sq. ft. (88.2m²)

Total Suite 11: 1,484 sq. ft. (137.8m²)

BUSINESS RATES

Suite 11 Rateable Value: £17,250

Interested parties are advised to make their own enquiries with the Local Authority.

Maldon District Council
Telephone: 01621 852575

VAT

We understand that the property is elected to VAT, which will be charged at the statutory rate on the rent, service charge and other outgoings.

RENTS

Suite 11:

Rent is £25,970 per annum

(£17.50 per sq. ft. which includes £2.50 per sq. ft. service charge)

TERMS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

Strictly via prior appointment only.

Contact Julia Bradshaw
Telephone: 01621 890302
Email: julia@braxtedpark.com

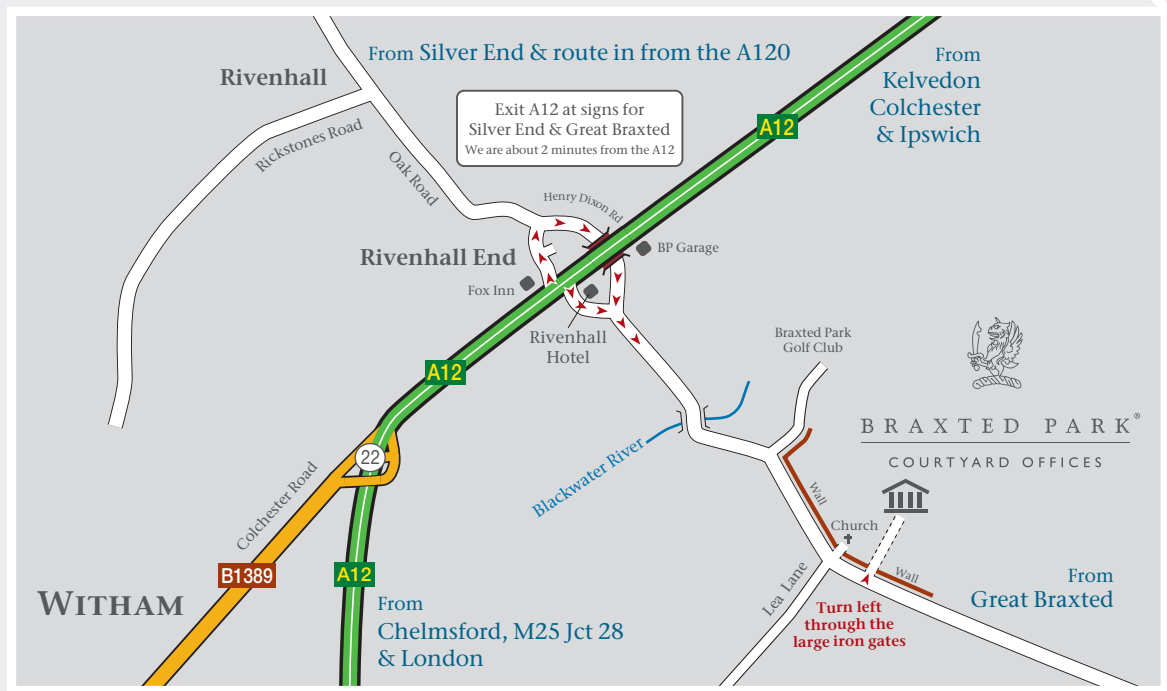
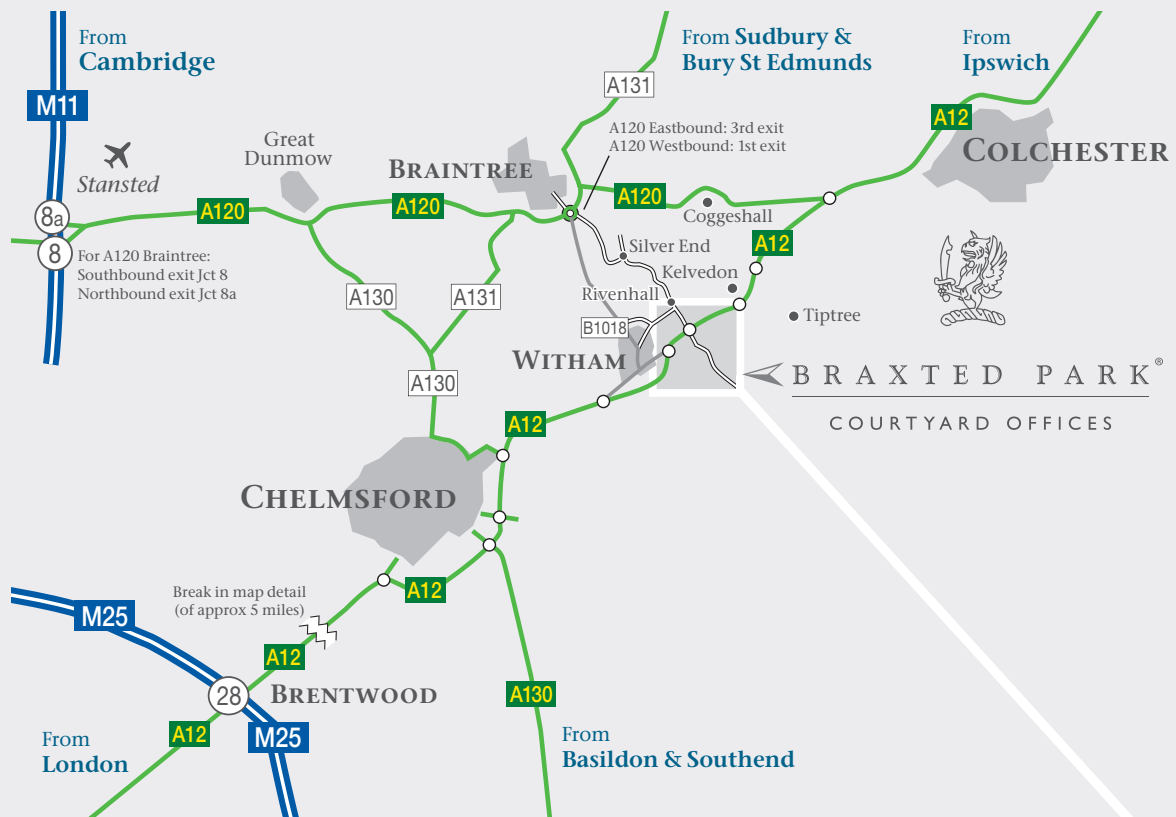
☎ 01621 890302 • ✉ julia@braxtedpark.com

www.braxtedparkofficespace.co.uk

LOCATION

Braxted Park is located just over a mile from the A12 which gives direct access to Chelmsford and other major towns, the M25 (Junction 28), and London. The M11 and Stansted Airport are easily accessible as well as the East Coast ports of

Harwich and Felixstowe. Witham railway station which is within approximately 5 minutes drive provides access to London Liverpool Street with a journey time of 45 minutes.



Address: Courtyard Offices, Braxted Park, Great Braxted, Witham, Essex CM8 3GA

☎ 01621 890302 • ✉ julia@braxtedpark.com

www.braxtedparkofficespace.co.uk