



16/16A BANK STREET BRAINTREE, CM7 1UL

£5,500 PER ANNUM

A bright and well-presented second floor office suite located in the heart of Braintree town centre on Bank Street. Extending to approximately 47 sq m (506 sq ft), the accommodation comprises two office rooms, a separate kitchen, and WC facilities. Large windows provide excellent natural light and attractive views over the town centre.



16/16A BANK STREET

Terms

second Floor Office Accommodation Approx. 47 sq m (506 sq ft)
Rent: £5,500 per annum

Situated in a prominent town centre location on Bank Street, this well-presented second floor office suite offers bright and flexible accommodation in the heart of Braintree.

Accessed via a communal entrance from Bank Street, a shared staircase leads to the suite's private entrance. The accommodation extends to approximately 47 sq m (506 sq ft) and is arranged as two separate office rooms, featuring attractive parquet flooring and large windows that provide excellent natural light and pleasant views across Braintree town centre.

The suite also benefits from a separate kitchen and WC facilities.

Location

Bank Street occupies a central position within Braintree town centre, providing convenient access to a wide range of amenities including shops, supermarkets, cafés, restaurants and the Post Office. Both Braintree railway station and bus station are within easy walking distance. Several public car parks are located nearby, with disabled parking available directly outside the property.

Rent

Second Floor Office Suite: £5,500 per annum

Rates and utility charges are payable separately.

Lease Terms

Available by way of an Internal Repairing Lease

Minimum lease term: 5 years

Mutual break clause exercisable after 3 years, subject to 6 months' written notice

3 months' rent deposit required

Rent review at the third anniversary of the lease commencement

Rent payable monthly in advance by standing order

Business rates payable by the tenant

No service charge

Each party to bear their own legal costs

Parking available in nearby public pay-and-display car parks

Business Rates

Local Authority: Braintree District Council

Interested parties are advised to make their own enquiries with Braintree District Council regarding current business rate liability and any available reliefs.

Services

The tenant will be responsible for the cost of:

Electricity

Water

Telephone

Broadband and telecommunications services

Cleaning and lighting costs relating to the shared stairwell are apportioned between tenants.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, the prospective tenant will be required to provide proof of identity and address prior to lease documentation being issued.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Grange Property Services
Lynderswood London Road
Braintree
Essex
CM77 8QN

01245 360 715
fiona@grangeproperty.co.uk
www.grangeproperty.co.uk

