



RURALLY SITUATED BUSINESS PREMISES

TO LET

2,265 SQ FT (210.47 SQM) APPROX

Britannia House, Stickling Green Lane, Clavering, Saffron Walden, Essex, CB11 4QU

Britannia House is a two storey former office building, positioned within a fenced site off Stickling Green Road. Currently available is ground floor divided into 4 offices and first floor open plan room, with separate wc facilities on both floors. The property has windows on three elevations, providing ample natural light.

The two floors can be let together or separately.

Ground Floor 994 sq ft (92.39 sqm)
First Floor 1,271 sq ft (118.08 sqm)
(11.86m max x 11.05m max)

Parking is available in a shared forecourt to the front.

- Mixed Open Plan and Divided Rooms
- Good Natural Light
- Shared Parking
- Rateable Value Ground Floor - £5,400
- Rateable Value First Floor - £7,600
- VAT is not charged
- Ground Floor EPC - To Be Confirmed
- First Floor EPC - C

Rent:

Ground Floor £10,000 per annum
First Floor £12,700 per annum
Combined £22,700 per annum

Mullucks

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TERMS

The property is available on an internal and repairing lease for a term to be agreed.

The letting is to be outside the security of tenure provisions of the Landlord and Tenant Act.

A deposit will be required to be held for the duration of the term. Further details available upon request.

SERVICE CHARGE

A service charge is levied towards the upkeep of common areas and Buildings insurance is currently £190 per calendar month for both floors or £95 per calendar month for one floor.

AGENTS NOTE

Electricity is supplied via the Landlord's meter. Consumption will be calculated and recharged by the Landlord based on usage and is subject to VAT.

BUSINESS RATES

We understand that the property has a Rateable Value of £5,400 on the Ground Floor and £7,600 for the First Floor. Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of Uttlesford District Council - 01799 510510 to verify the Business Rates payable.

LEGAL COSTS

Each party is to bear their own legal fees incurred in the transaction.

REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is **not charged** on sums due.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. A fee of £48 is payable towards our third party providers costs in gaining this information.

CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>

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