



AVAILABLE TO LET

Well Presented First Floor Office Suite With On Site Car Parking

1 The Matchyns, Rivenhall End
Witham, Essex, CM8 3HA

RENT

£28,500
per annum

AVAILABLE AREA

1,668 sq ft
[155 sq m]

IN BRIEF

- » First Floor Open Plan Office
- » Meeting / Training Room, WC & Kitchenette Facilities
- » Heating / Cooling & LED Lighting
- » Direct Access to The A12
- » Eleven On Site Car Parking Spaces
- » Available from January 2026

LOCATION

The office is situated at the popular Matchyns office development which is located in attractive landscaped grounds directly adjacent to the A12 at Rivenhall End.

Witham town centre and main line railway station are within two miles and Chelmsford, Colchester and Braintree are within 10, 11 and 6 miles respectively.

DESCRIPTION

The office is located on the first floor and is primarily open plan, with two separate offices/meeting rooms, male and female WC facilities and a kitchenette.

The specification includes carpeting throughout, suspended ceilings with recessed LED lighting, heating and cooling units, perimeter trunking with CAT 5 cabling and electrical sockets (services not tested), and multiple triple-glazed windows that allow plenty of natural light.

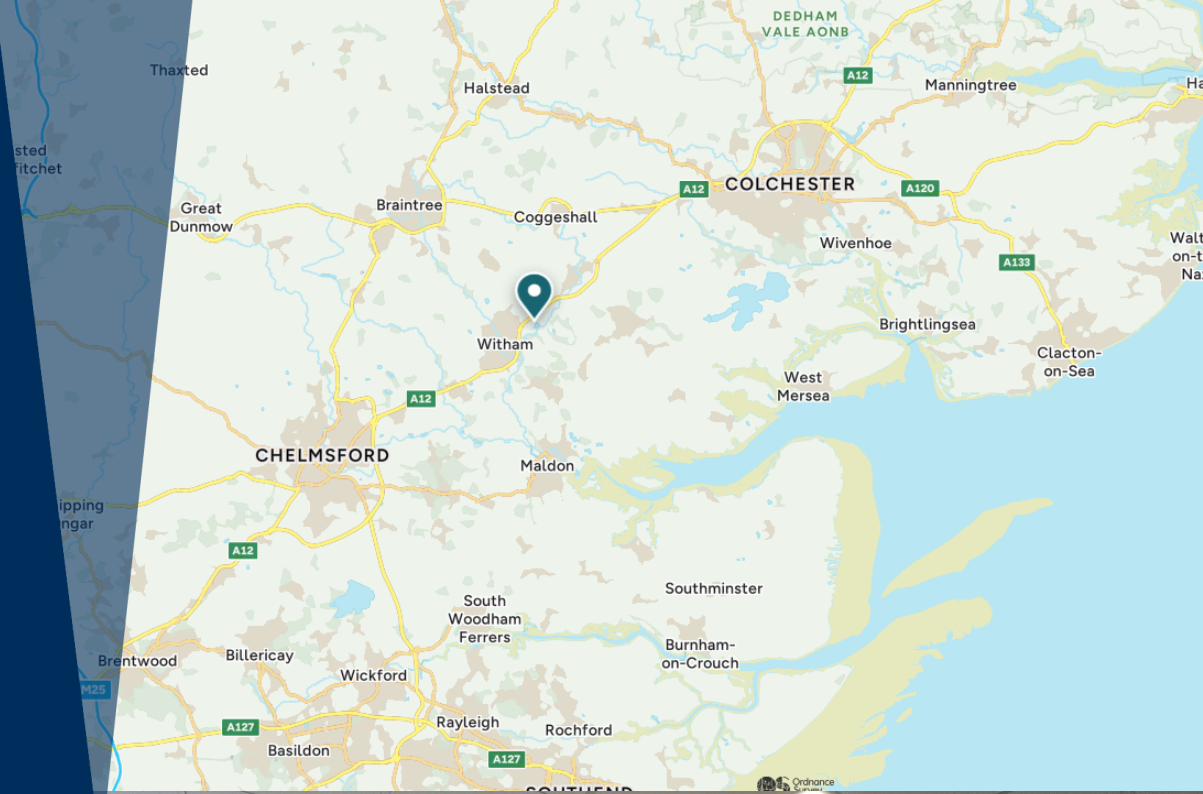
We have been advised that BT Infinity high speed fibre broadband is available in this area.

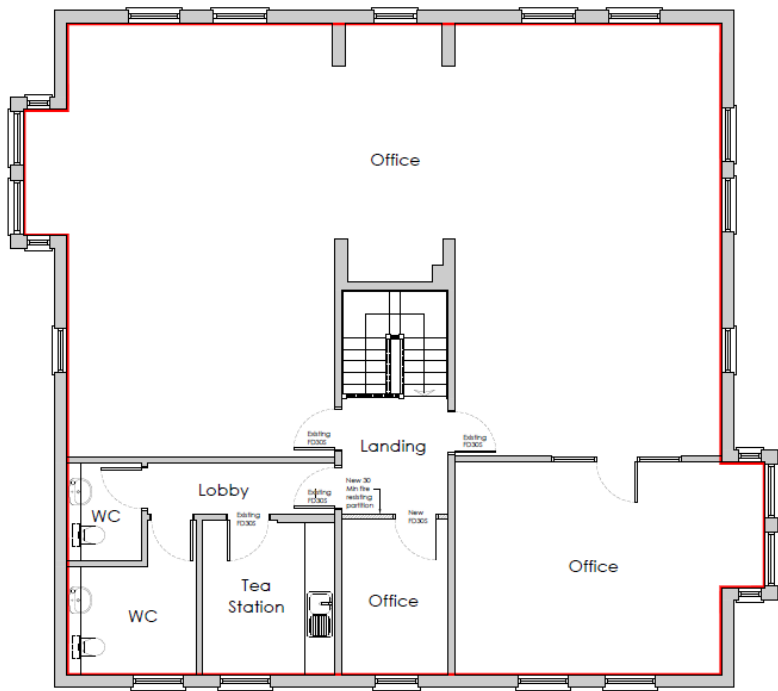
Externally, there are eleven allocated car parking spaces, plus additional visitor parking on site.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Total: 1,668 sq ft [155 sq m] approx.





Note: This plan is provided for indicative purposes only and is not to scale nor to be relied upon.



TERMS

The premises are available to let by way of an assignment of the existing ten year lease to expire 20 June 2032, with a tenant break 30 June 2027, at a current passing rent of £28,500 per annum plus VAT.

Further details are available upon request.

Note: Consideration may be given to a new lease, subject to terms and landlord consent.

SERVICE CHARGE

A service charge is levied to cover the cost of the external building maintenance, grounds maintenance, lighting of the landscaped and car parking areas, water rates, sewerage charges, Landlords electrical supply, rubbish collection, pest control, window cleaning and CCTV.

Approximate cost for the current quarter is £1,172.83 plus VAT, payable on account.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £24,000.

Therefore estimated rates payable of approximately £11,980 for the current year.

Interested parties are advised to make their own enquiries.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

For the current year the approximate cost is £566.65 plus VAT.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (54) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

VAT

VAT will be applicable on the rent and service. All rents and prices are exclusive of VAT under the Finance act 1989.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

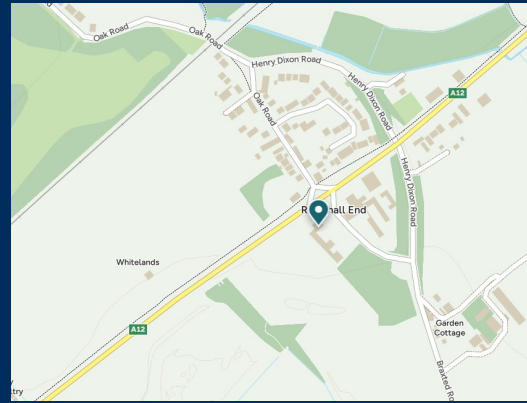
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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Particulars created 01 September 2025

Fenn Wright

