

Everett Newlyn

Chartered Surveyors & Commercial Property Consultants

MODERN SECOND FLOOR OFFICE SUITE

(to be refurbished)

985 sq. ft. (91.57sq. m) approx.

PROSPECT HOUSE 1/3 BRICKFIELDS ROAD SOUTH WOODHAM FERRERS



- * OPEN PLAN AREA & PRIVATE OFFICES *
- * RAISED FLOOR *
- * NIGHT STORAGE HEATING *
- * LADIES & GENTS WCs & KITCHEN (shared use) *
- * PASSENGER LIFT *
- * CLOSE TO PUBLIC CAR PARKS *

TO LET

17-19 Richmond Road, Chelmsford, Essex, CM2 6UA

01245 46 50 60

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LOCATION:

South Woodham Ferrers is situated in the South Eastern corner of the County of Essex, about 4 miles North West of Wickford and 9 miles south east of Chelmsford. The dualled A130 has significantly reduced drive times to the town and there is a main line railway station to London Liverpool Street.

The office is part of a development adjoining South Woodham Ferrers town square in a mixed use area which includes shops, offices and a large hotel.

There is long stay, free car parking plus extensive shoppers' car parking (associated with the Asda superstore), both within a very short walk of the property.

DESCRIPTION:

A self-contained suite of offices on the second floor of this modern office building, providing an open plan area with private rooms off and a large meeting room.

The suite's features include glazed partitioning to the individual offices, night storage heating and underfloor cabling. The office will be refurbished prior to the new tenant taking up occupation. There is shared use of WCs and kitchen facilities. There building is served by a passenger lift which is adjacent to the main entrance.

ACCOMMODATION:

All dimensions and areas are approximate

Net Internal Area **985 sq. ft. (91.57 sq. m)**

LEASE:

An effective F.R.I. lease, for a term to be agreed.

RENT:

Upon application.

SERVICE CHARGE:

A service charge will be levied to cover the cost of repairs etc. to the common areas.

RATEABLE VALUE:

Not yet assessed.

LEGAL COSTS:

Both parties' legal costs will be borne by the ingoing tenants

VIEWING:

Strictly by appointment with the Vendor's sole letting agents:

EVERETT NEWLYN 01245 465060

Contact Paul Everett pre@everettnewlyn.co.uk

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