



FREEHOLD FOR SALE

Town Centre Office With Car Parking

Mabrook House, 20 - 22 Bocking End,
Braintree, Essex CM7 9AA

GUIDE PRICE

£260,000

[Not Elected to VAT]

NET INTERNAL AREA

1,289 sq ft

[119.7 sq m]

IN BRIEF

- » Car Parking for 4 to 5 Cars
- » Town Centre Location
- » May be suitable for alternative uses or development (STPP)

LOCATION

The property is situated on Bocking End, within Braintree town centre. Bocking End has northbound access via Rayne Road to the west of the town centre and southbound access and northbound exit can be gained via Bradford Street and Courtauld Road.

The A120 dual carriageway is approximately 1.4 miles to the southwest at the A120/A131 interchange. The Marks Farm Roundabout is situated approximately 1.7 miles to the east and provides access to the A120 which in the eastbound direction connects to the A12 dual carriageway at Marks Tey approximately 11 miles to the east.

Braintree is situated approximately 12 miles north of Chelmsford and 19 miles west of Colchester.

Braintree train station is approximately 0.5 miles to the south and provides a direct service to London Liverpool Street with journey times of approximately 1 hour.

Braintree Village outlet shopping centre is approximately 1.5 miles to the southeast and has a variety of retailers and leisure providers such as Nike, Ralph Lauren and PizzaExpress.

DESCRIPTION

Mabrook House forms a detached two storey office building providing accommodation over ground and first floors with entrances to the front and rear. The ground floor comprises three offices with a storage room and kitchenette. The first floor provides three offices, storage room and two WCs.

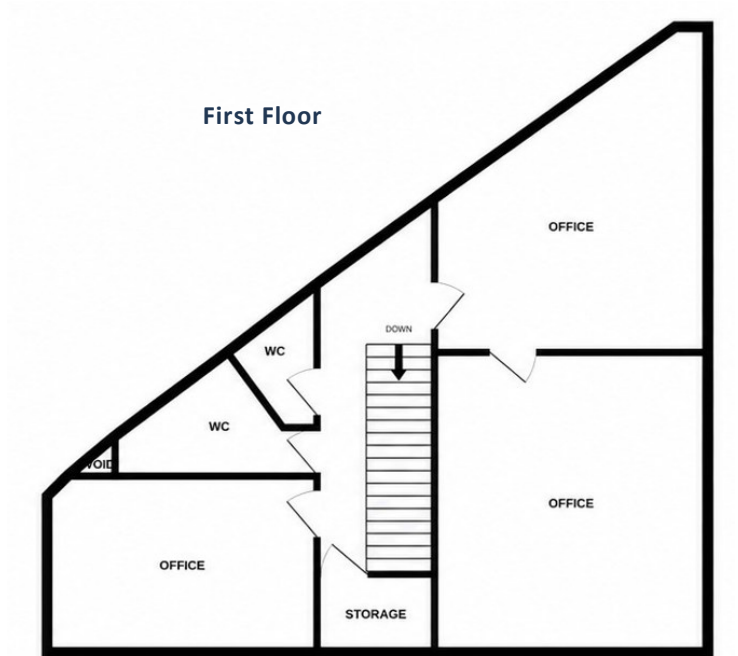
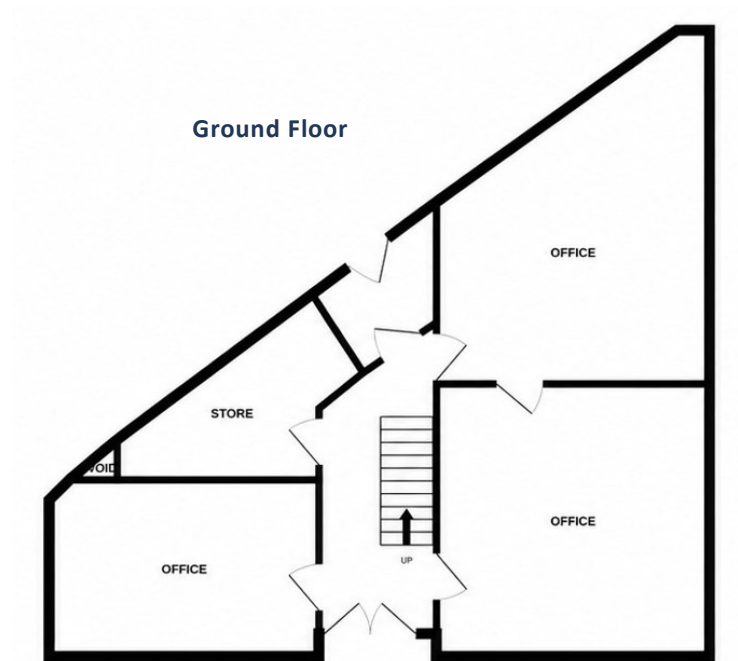
The accommodation benefits from double glazed uPVC windows, surface mounted lighting, carpet and gas fired central heating.

Externally to the front of the property is a forecourt area providing car parking for approximately 4 to 5 cars.

The property is situated within the Braintree Conservation Area and we understand that the Beech Tree adjacent to the northern boundary is subject to a Tree Preservation Order.



Floorplan - For Indicative Purposes Only (not to scale)



ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal area basis to provide the following approximate areas:

» Ground Floor:	698 sq ft	(64.84 sq m)
» First Floor:	591 sq ft	(54.86 sq m)
» Total:	1,289 sq ft	(119.7 sq m)

SERVICES

We understand the property is connected to mains water, drainage, gas and electricity. We have not tested any of the services and 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.

BUSINESS RATES

The property is entered into the VOA Rating List as follows:

Rateable Value:	£17,500
Approx Rates Payable (2026/27):	£7,560

EPC

D - 97

TITLE

Freehold under title number: EX630907

TERMS

The property is for sale by private treaty at a guide price of £260,000.

VAT

We understand that the property is not elected to VAT.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING REGULATIONS

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

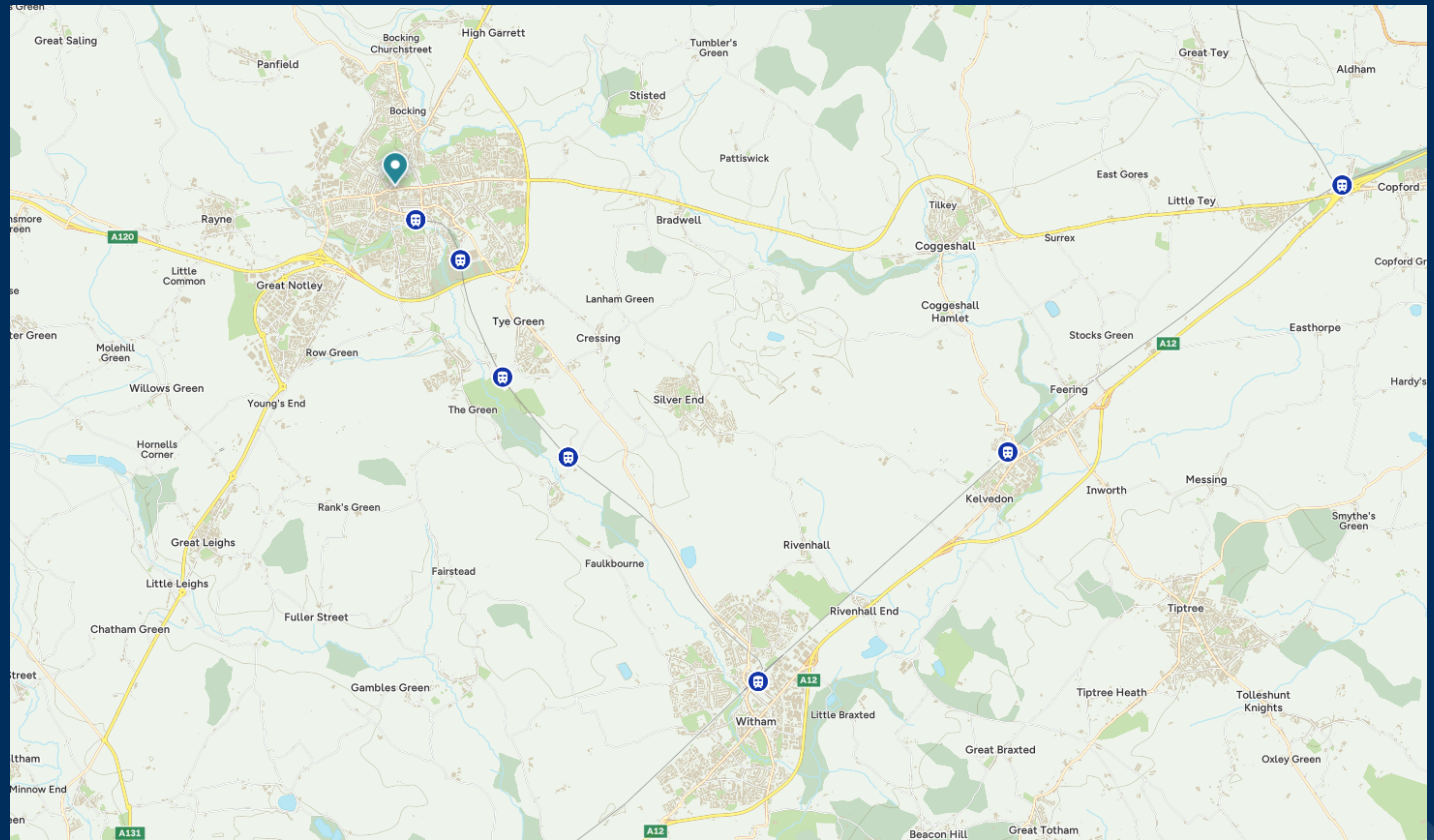
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Particulars created July 2026

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