



TO LET

Workshop and offices with car parking

Unit 2, Cardinal Court, Bradford Street,
Braintree, Essex CM7 9AT

ANNUAL RENT

£21,500

Per annum exclusive plus VAT

AVAILABLE AREA

2,394 sq ft

[222.40 sq m]

LOCATION

Cardinal Court is gated scheme off Bradford Street, which is a historic street known for many fine listed buildings and conservation area. The town centre is 0.5 miles away with the train station 1 mile away. The A120 dual carriageway is 1.5 miles away and provides access to Stansted airport and M11 motorway.

There are direct train services from Braintree to London Liverpool Street with journey times from approx. 1 hour.

DESCRIPTION

The property is split providing office accommodation to the southern elevation over ground and first floors. The northern part provides storage and workshop facilities and benefits from a roller shutter door and there is an interconnecting door with the office accommodation.

The accommodation benefits from:

- » Comfort cooling
- » Surface mounted lighting
- » Central heating
- » Roller shutter door
- » Disabled WC
- » 6 car parking spaces

ACCOMMODATION

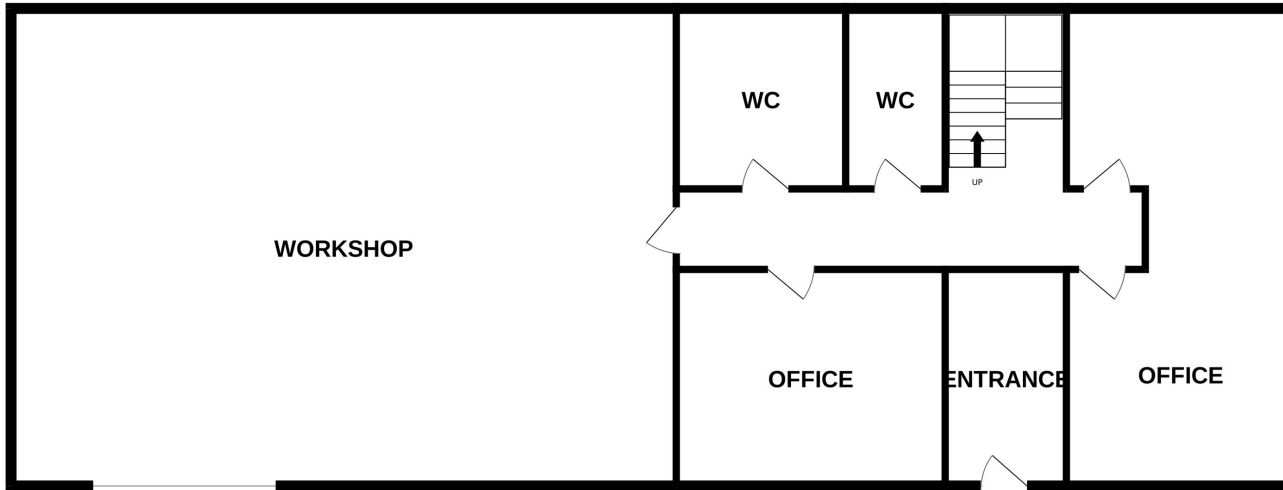
[approx. gross internal areas]

| | | |
|------------------------|-------------|---------------|
| » Ground Floor Office: | 862 sq ft | [80.06 sq m] |
| » Workshop/Storage: | 878 sq ft | [81.54 sq m] |
| » First Floor Office: | 654 sq ft | [60.80 sq m] |
| » Total: | 2,394 sq ft | [222.40 sq m] |

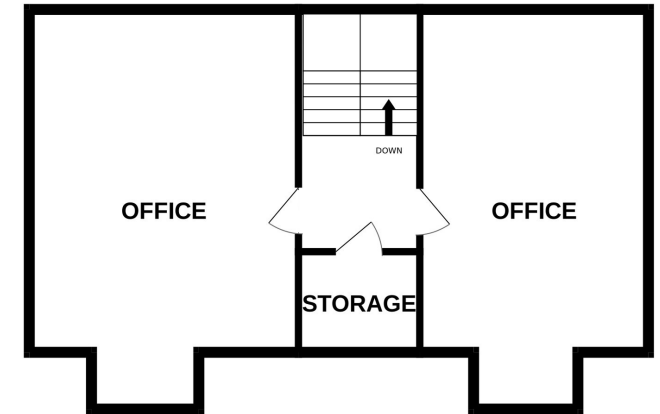


Floorplan - Not to Scale and for Indication Purposes Only

Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

SERVICE CHARGE

There is to be a service charge towards the upkeep of the scheme. Further information is available upon request.

ENERGY PERFORMANCE CERTIFICATE [EPC]

Tbc.

BUSINESS RATES

The property is entered into the 2023 rating list under two assessments as follows:

Unit 2a (Workshop/Storage)

Rateable Value: £8,700

Approx. annual rates payable (2024/25): £4,350

Unit 2b (Office)

Rateable Value: £8,500

Approx. annual rates payable (2024/25): £4,250

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a commencing rent of £21,500 per annum exclusive plus VAT.

VAT

We understand that the property is elected to VAT.

LEGAL COSTS

Each party to bear their own legal and professional costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA JOINT SOLE LETTING AGENTS:

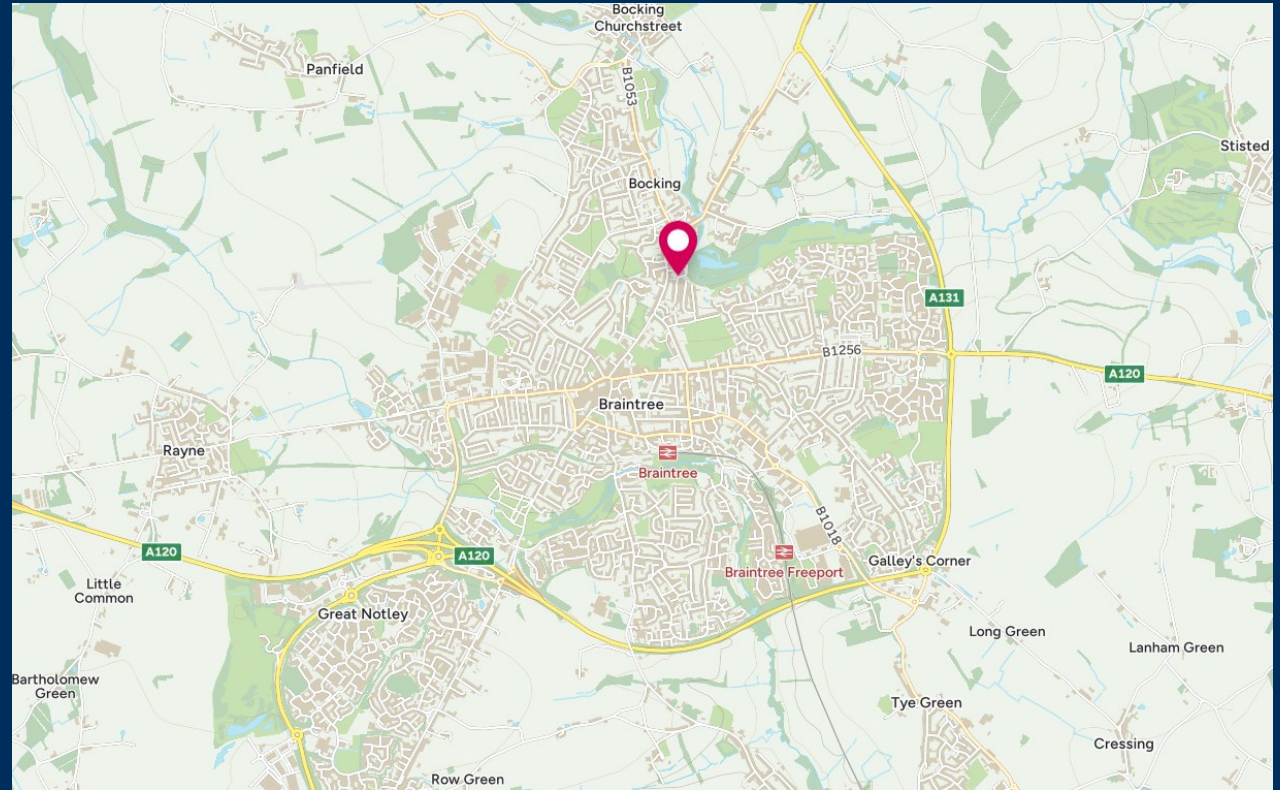
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Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
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Particulars created October 2024

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