

Birchall Steel Consultant Surveyors

**ATTRACTIVE PURPOSE-BUILT OFFICES
WITH EXCELLENT PARKING WITHIN A SECURE MEWS
TYPE SCHEME IN THIS HISTORIC PART OF BRAINTREE**



**920 TO 3,882 SQ FT
AIR-CONDITIONED SPACE
PASSENGER LIFT
IMPRESSIVE ENTRANCE & STAFF FACILITIES
12 SECURE PARKING SPACES
STANSTED AIRPORT 30 MINUTUES AWAY**

Cardinal Court
Bradford Street
Braintree, Essex
CM7 9AT

**AVAILABLE AS A WHOLE OR
IN UP TO FOUR SEPARATE SUITES**

RENTS FROM £12,500 PER ANNUM EXCLUSIVE PLUS VAT

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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LOCATION

Cardinal Court is located within a secure mews type scheme with one other building accessed by automatic security gates. Bradford Street is regarded as the most historic street in Braintree known for its many fine Listed buildings and outstanding conservation area. Braintree town centre is about half a mile away, the station is one mile, and the Braintree Village Outlet Shopping Centre is less than two miles away. The A120 dual carriageway is one and a half miles and provides fast road access to Stansted Airport (17 miles) and the M11 is less than thirty minutes by car. Chelmsford is about 13 miles away and the new city of Colchester is 16 miles to the east.

There are branch line train services from Braintree via Witham to London Liverpool Street, taking just over an hour.

DESCRIPTION

The property comprises a modern detached two-storey building of cavity construction with part brick and part weatherboarded elevations under a pan tiled roof. The building has a particularly impressive fully glazed atrium at the entrance with attractive curved staircase leading to the first floor and there is also a passenger lift. The building was originally designed to provide four independent suites of similar size, sharing a communal entrance, ladies/gents and accessible cloakrooms and a shared kitchen/staff room on the first floor. The offices are air-conditioned, fully carpeted with perimeter trunking and have been sub-divided internally with quality glazed partitioning with integrated blinds. Externally there is a secure car park with a total of 12 car parking spaces which will be allocated proportionally in the event that the building is let in parts.

The building provides the following accommodation but please note that all dimensions and areas are approximate, and the attached drawings prepared by EPA show the general arrangement but do not include the aforementioned partitions:

Ground Floor

Impressive, glazed atrium with stairs leading to the first floor and passenger lift (also accessible from office A) with further door leading to: -

Inner Hall with gent's cloakroom off together with further accessible unisex cloakroom and access to: -

Office Suite A 34'2" max x 29'4" providing 920 sq. ft.

Suite A comprises an open plan general office plus single partition private office, there is also a small lobby with access to the passenger lift to the first floor.

Office Suite B 36'x 21'10" & 12'6" x 11'10" providing 933 sq. ft.

Suite B is configured to form a general office in the centre with meeting room/private office at either end, the rear most of which has external double doors.

First Floor

Spacious landing with ladies cloakroom off and doors to: -

Shared kitchen/staff room 9' x 9' providing 81 sq. ft.

Office Suite C 39'3" x 21'10" & 10'4" x 12'6" providing 987 sq. ft.

This suite is sub-divided to form a large general office with private office/meeting room at the front and two smaller partitioned areas at the rear.

Office Suite D 35'x 29'9" providing 1042 sq. ft.

This suite marked as office 4 & 5 on the attached plan, comprises a larger open plan area and single private office off.

Outside

Cardinal Court is approached from Bradford Street by a private drive leading to an automatic security gate with coded access leading to a brick paved parking area which is mostly walled, and which provides 12 marked spaces.

SERVICES Main water, electricity (3 phase supply) and drainage are connected.
The space is fully air-conditioned.

RATES The building has been assessed for rates as four individual suites as follows: -

Rateable Values:

	<u>From 1st April 2023</u>
Suite A	£12,500
Suite B	£12,750
Suite C	£13,250
Suite D	£14,000

The multiplier is 49.9p

PLEASE NOTE **Qualifying applicants would benefit from Small Business Rate Relief.**

TERMS The property is available to let as a whole or in individual suites or a combination of the same on effectively full repairing and insuring terms for a term to be agreed.

The leases will be excluded from the security provisions of the Landlord & Tenants Act 1954.

A service charge will be payable in respect of the maintenance of the common areas.

RENT Suite A £12,500 per annum exclusive
Suite B £12,500 per annum exclusive

Suite C £13,000 per annum exclusive
Suite D £13,500 per annum exclusive

VAT

The building is elected for VAT purposes therefore VAT will be charged on the rent.

VIEWING

Strictly by prior confirmed appointment with the joint letting agent:

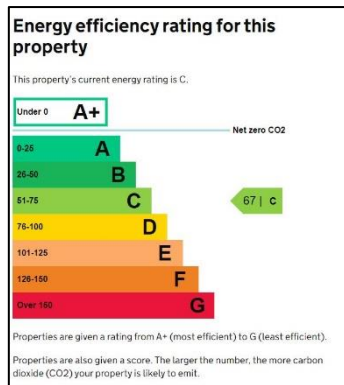
Birchall Steel Consultant Surveyors, 01787 883888 or

**Fenn Wright,
20 Duke Street,
Chelmsford,**

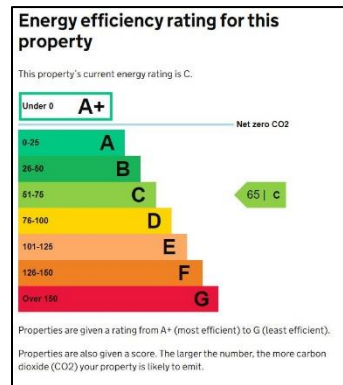
CM1 1HL – Tel 01245 261226 – Contact John Logan – jd@fennwright.co.uk

EPC

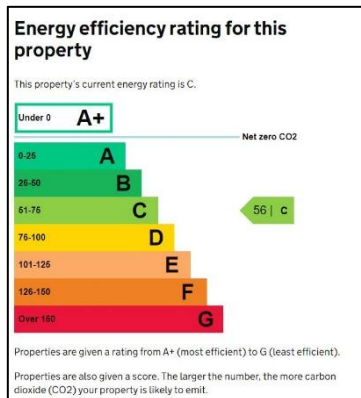
Suite A



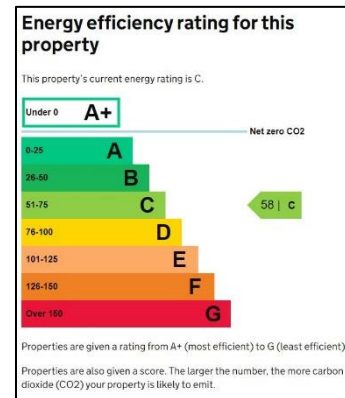
Suite B

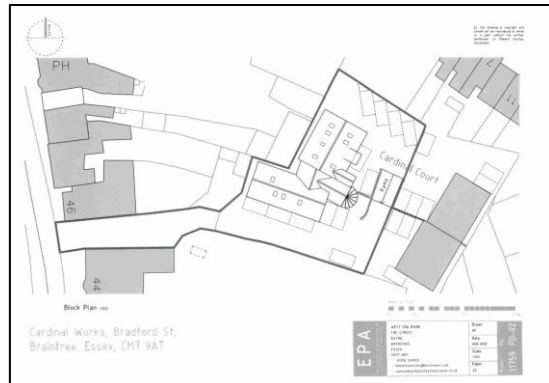


Suite C



Suite D





Block Plan



Ground Floor



First Floor