

Unit 230, Avenue West, Skyline 120, Great Notley, Nr
Braintree, Essex CM77 7AA

OFFICE **FOR SALE/ TO LET**

1,820 sq ft/ 169 sq m GF & FF Storage 24.9 sq m/268 sq ft



- Modern and attractive office with FF storage
- Air conditioning
- Six parking spaces
- Excellent access to A120 and M11 Junction 8

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

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Location

Skyline 120 is situated in a highly accessible location close to the junction of the A120 and the A131 and enjoys fast access to Stansted Airport, Chelmsford, M11 Junction 8 and the national motorway network. Two train stations at Braintree provide regular services to London Liverpool Street, and rail services to the Midlands and the North can be accessed via Stansted Airport.

Description

On offer is an attractive, open plan office space, carpeted throughout with suspended ceilings, raised floors, inset covered strip lighting, air-conditioning, comfort cooling and heating. The unit is fully DDA compliant on the GF. There are three WCs, one of which is disabled and has a shower, and there is an open kitchen area. The unit benefits from good natural light and has an alarm system in place. The property benefits from three phase electricity, along with the advantage of aluminum cased double glazed windows.

Externally the business park is landscaped with grassed areas to the front and back. Outside the unit there are six allocated car parking spaces.

Accommodation

Measured in accordance with the RICS code of measuring practice on a NIA basis (all measurements are approximate).

Ground Floor	1,820 sq ft	198.08 sq m
First Floor	268 sq ft	24.9 sq m
Total	2,088 sq ft	193.98 sq m

Terms

The premises are available on a new fully repairing and insuring lease on terms to be agreed.

To purchase on a Vacant Possession Freehold basis. Please contact the agent for more details.

Buildings Insurance & Service Charge

Buildings Insurance Currently £TBC per annum; this may change year on year.

Service charge Currently £TBC per quarter; this may change year on year.

Rent

£29,500 per annum exclusive. + VAT

Purchase Price

£425,000 – VAT is applicable.

Business Rates

Current Rateable Value from the 2023 Rating List is £31,000. Assuming a standard UBR of 0.546p, rates payable would be approximately £16,926 per annum. Please check with the VOA or Braintree Council.

EPC

C-69

Legal Costs

Each party to pay their own legal costs.

Viewings

For further information please contact:

Carol Philpott or Louise Campbell:

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Email: carol@cokegearing.co.uk or louise@cokegearing.co.uk

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