



## ARDTALLA, ISLAY HOUSE LYNDERSWOOD LANE BRAINTREE, CM77 8JT

£10,000 PER ANNUM

### Ardtalla

650 sq.ft Self-Contained Office/Unit – Services Installed

This well-presented, secure unit offers 650 sq.ft of flexible, self-contained office or workspace within a professionally maintained business park.

### Services Installed

Wireless Broadband Available – Speeds up to 96 Mbps (up/down)

Gated Estate – Secure access with out-of-hours restrictions for public entry

Attractive Setting – Clean, well-kept site ideal for professional use

Electricity – Competitively priced and recharged by the landlord

The Business Park provides excellent accommodation for a variety of business uses.



# ARDTALLA, ISLAY HOUSE

## Terms

Available to Rent by way of an Internal Repairing Lease. (Outside Provisions of Landlord & Tenant Act 1954)

Term: 3 years

Break Clause: 3 month mutual break clause.

Deposit: 3 months' rent (No VAT)

Rent: Payable quarterly in advance by standing order - VAT payable

Rates: Payable by the tenant:

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/5372189000>

Service Charge: None

Legal Costs: Each party to pay their own

Lease Preparation: By the landlord

Parking: 2 Spaces - Overflow if required

Holding Fee: 1 month's rent, applied toward the deposit upon lease completion

## Services

Electricity: Payable directly to supplier

Water: No charge (subject to usage)

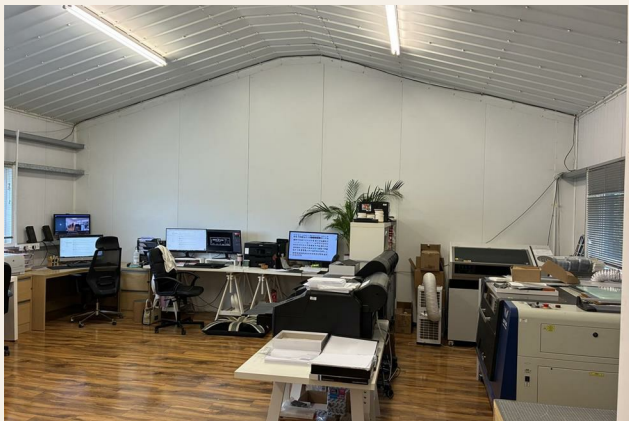
Telephone: Subject to service provider charges

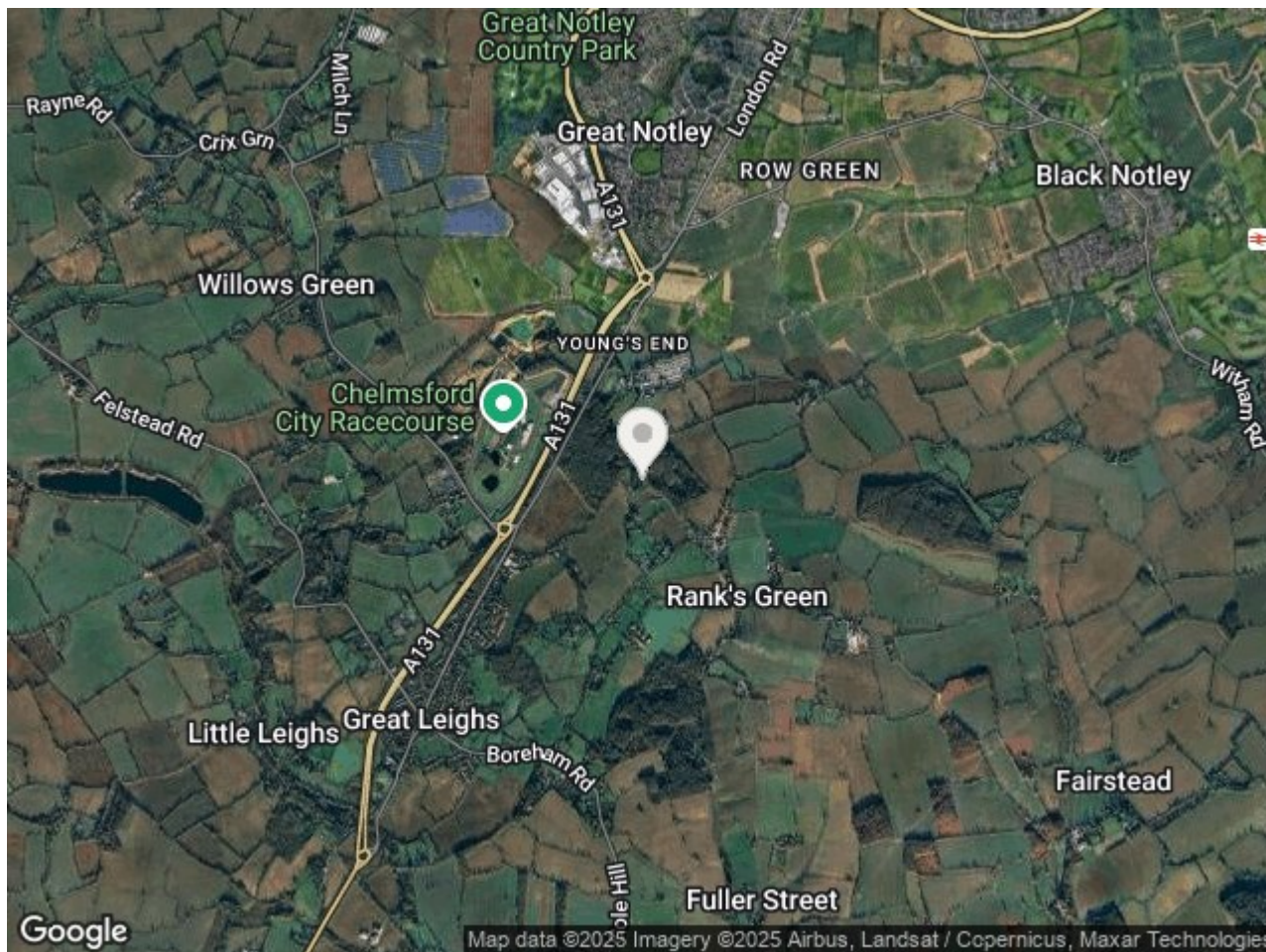
Broadband Available from landlord £75 + VAT pcm

## Compliance

In accordance with current Anti-Money

Laundering legislation, tenants will be required to provide proof of identity and address prior to draft leases being issued.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Grange Property Services  
Lynderswood London Road  
Braintree  
Essex  
CM77 8QN

01245 360 715  
fiona@grangeproperty.co.uk  
www.grangeproperty.co.uk

