

Hornigals, Little Tey Road, Feering, Colchester, CO5 9RS



To Let

Office Accommodation

545-1,122 sq ft
(50.6-104.2 sq m)

- Newly gravelled car parking area with new tarmac access
- Immediately available
- Located in rural setting
- Easy access to the A12 & only 0.6 miles from A120
- EPC Rating: TBC



Most active agency in Suffolk and North Essex
Estates Gazette (February 2014)

Details

Location

The property is located 3/4 of a mile from the A120 and within 3 miles of the A120/A12 junction at Marks Tey which is served by a railway station providing main line rail services into London's Liverpool Street. In addition Marks Tey provides a range of local shopping facilities including a post office .

Description

The property offers serviced office accommodation at first floor level.

The suites provide a mix of both open plan and cellular office accommodation. Each suite has its own kitchenette facility, communal male and female W.C.'s and parking for up to 4 cars.

The building is alarmed, centrally heated and broadband connection is available via both BT and a private company who have a radio mast service available.

Terms

The suite/s are to be let on flexible lease terms to be agreed. The suites are available individually at £10,500 per annum (£875 PCM) or both suites can be occupied for £19,500 per annum (£1,625 PCM).

The agreement is inclusive of the following provisions; electricity, water rates, central heating, VAT and building insurance. The tenant will be responsible for funding telecoms, and cleaning of the common parts.

Accommodation

Suite 1	545 sq ft	(50.6 sq m)
Suite 2	577 sq ft	(53.6 sq m)
Total	1,122 sq ft	(104.2 sq m)

Business Rates

We understand from the Local Rating Authority that the suites are assessed as follows:-

Suite 1	Rateable value	£5,300.
	Rates payable (2015/2016)	£2,613
Suite 2	Rateable value	£5,500.
	Rates payable (2015/2016)	£2,712.

A number of prospective tenants are likely to benefit from additional small business rates relief and are advised to contact Braintree District Council to confirm this information.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RQ

Contact:

James Angel
jda@fennwright.co.uk
01206 216 558

Steven Donnelly
smd@fennwright.co.uk
01206 216557



For further information

01206 216 565

fennwright.co.uk

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Particulars for Hornigals, Little Tey Road, Feering, Colchester, CO5 9RS

