

# Everett Newlyn

Chartered Surveyors & Commercial Property Consultants

## SECOND FLOOR OFFICE SUITE

**536 sq. ft. (49.80 sq. m) approx.**

**2 TRINITY SQUARE, SOUTH WOODHAM FERRERS, CM3 5XQ**



- \* SPACE HEATING \*
- \* MALE & FEMALE WCS
- \* KITCHEN \*

- \* OPEN PLAN OFFICE WITH SEPARATE PRIVATE OFFICE \*
- \* CLOSE TO PUBLIC CAR PARKS \*

**TO LET**

17-19 Richmond Road, Chelmsford, Essex, CM2 6UA

**01245 46 50 60**

[www.everettnewlyn.co.uk](http://www.everettnewlyn.co.uk)

F 01245 46 50 63 E: [info@everettnewlyn.co.uk](mailto:info@everettnewlyn.co.uk)

<b>LOCATION:</b>	<p>South Woodham Ferrers is situated in the South Eastern corner of the County of Essex, about 4 miles north west of Wickford and 9 miles south east of Chelmsford. The dualled A130 has significantly reduced drive times to the town and there is a main line railway station to London Liverpool Street.</p> <p>The premises are situated in the heart of the town centre with the main retail areas and public amenities a very short walk away.</p> <p>There is ample shoppers' and long stay car parking in the immediate area.</p>
<b>DESCRIPTION:</b>	<p>The office is situated on the second floor of a mixed use building with retail below and offices on the upper floors. The suite is accessed from an attractive communal entrance and has one large open plan room, which is currently part sub divided and a second, smaller private office.</p> <p>Male and female toilets and a kitchen are provided in the common areas of the building.</p>
<b>ACCOMMODATION:</b>	<p>All dimensions and areas are approximate</p> <p><b>Net Internal Area    536 sq. ft. (49.80 sq. m).</b></p>
<b>LEASE:</b>	An effective <b>Full Repairing and Insuring</b> lease by way of a service charge, for a term to be agreed.
<b>RENT:</b>	£7,800 p.a., exclusive of rates, service charge and VAT.
<b>RATEABLE VALUE:</b>	£4,000. <i>This may result in an entitlement to 100% small business rates relief. Interested parties are advised to make their own enquiries of the local authority.</i>
<b>EPC:</b>	The EPC rating is E-102
<b>LEGAL COSTS:</b>	Both parties' legal costs will be borne by the ingoing tenants
<b>VIEWING:</b>	<p>Strictly by appointment with the sole letting agents:  Everett Newlyn 01245 46 50 60  <b>Contact Paul Everett <a href="mailto:pre@everettnewlyn.co.uk">pre@everettnewlyn.co.uk</a></b></p>

Messrs. Everett Newlyn 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 lessors; and do not constitute, nor constitute part of, an offer or contract.
- ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii) The Vendor or Lessor does not make or give, and neither Messrs. Everett Newlyn nor any other person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Everett Newlyn or the Vendor/Lessor.
- v) All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi) We have not tested the services and cannot give any warranty or undertaking as regards their efficiency or operation.