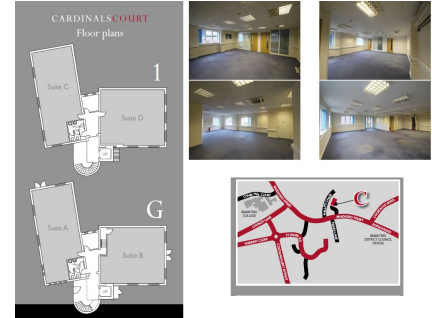


4 Suites - 924sq ft, 968sq ft, 977sq ft & 1,044sq ft Lift to 1st floor offices, parking, close to town

To Let



Cardinals Court
Bradford Street
Braintree CM7 9AT

DESCRIPTION:

Cardinals Court consists of a range of four office suites, two at ground floor level and two at first floor level separated by a central core area. In each of the offices suites, which are mainly open plan, there are one or two cellular offices already installed. The offices are fully carpeted with suspended ceilings, comfort cooling/air conditioning and dado level trunking. **Suite A (924sq ft - 85sq m) and Suite B (968sq ft - 89sq m)** are on the ground floor. There is a lift to the first floor which has **Suite C (977sq ft - 90sq m) and Suite D (1,044sq ft - 97sq m)**. An EPC is to be commissioned and the suites are to be re-assessed for business rates. Available now.

RENT: £847 pcm Suite A - under offer, £888pcm Suite B, £896pcm Suite C & £957pcm Suite D. Plus VAT and service charge

RATEABLE VALUE: each suite to be assessed

APPROXIMATE SIZE: 924 sq ft (85.88 sq m) Suite A which is currently under offer. 968 sq ft (89.97 sq m) Suite B - ground floor. 977 sq ft (90.8 sq m) Suite C - 1st floor. 1044 sq ft (97.03 sq m) Suite D - 1st floor.

LOCATION:

Cardinal Court is located in a secure gated courtyard off Bradford Street (a conservation area) approximately 1/2 a mile from Braintree town centre.

TERMS AND CONDITIONS:

The suites are available on internal repairing leases subject to a service charge covering the cost of maintaining the common parts and the external envelope of the building and car park.

PARKING:

Each suite will have 4 allocated parking spaces in the secure courtyard.

LEGAL COSTS:

Each party is responsible for their own legal costs.

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Viewing by appointment