

TO LET

Modern High Street Offices

4,218ft² (392m²) NIA *given not measured

36 High Street

Halstead, Essex, CO9 2AQ



* Prominent High Street Position

* Ample Parking

* Modern Secure Offices

* Head Office Potential

ROBERT
DEWAR
ASSOCIATES

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BUSINESS RATES

The premises has a Rateable Value of £18,500. Interested parties are advised to make their own enquiries of Braintree District Council for verification of the rates payable.

EPC

Rating of C- 73.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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LOCATION

The property is situated on the north side of the High Street in the main commercial centre of Halstead. Nearby towns include Braintree, Sudbury, Colchester and Chelmsford

DESCRIPTION

Recently been refurbished to a modern standard, laid out as three storey offices. The ground floor provides open plan office with glass partitioned rooms on either side of a central corridor. There is also a small reception to the front of the ground floor and meeting room to the right side of the entrance. The space has suspended fibre tiled ceilings with inset fluorescent lighting, a modern tea point and three WCs. The premises has a wood effect laminate floor and perimeter trunking. The upper floors provide largely open plan accommodation with an additional meeting room at first floor. The offices have a similar specification to the ground floor although there are some original beams and no suspended ceilings. Lighting is provided by recessed spotlights. The second floor office is within the converted roof space and is slightly compromised by sloping ceilings.

ACCOMMODATION	Sq M	Sq Ft
Ground floor office	282.39	3,040
First floor offices	62.99	678
Second floor offices	46.41	500

Net Internal Area 391.79 4,218

The above floor areas are approximate and have been measured on a net internal basis.

TENURE

The property is available on a new FRI lease for a term to be agreed.

RENT

£80,000 per annum exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.



DISCLAIMER: No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

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