



**AVAILABLE TO LET ON FLEXIBLE LEASE TERMS**

**SUITABLE FOR STORAGE USE**

**GROSS INTERNAL AREA APPROXIMATELY – 468.87 FT<sup>2</sup>**

**LOCATED WITHIN CLOSE PROXIMITY TO BRAINTREE**

**AVAILABLE TO LET NOW**

**IN BRIEF**

A131	1.5 miles
A120	3.5 miles
A12	10 miles
M11 Junction 8	19 miles
Gross Internal Area:	468.87ft <sup>2</sup> (43.56m <sup>2</sup> )

*All distances and areas are approximate*

## **UNIT 12 DOREWARDS HALL BRAINTREE, ESSEX**

## Description

The building is situated approximately 2 miles to the north of Braintree, south east of the village of Bocking. The unit can be accessed from The Chase and circled red on the map.

The property comprises of a single unit traditional brick and mortar construction with slated shingles and exposed timber truss comprising the roof. The flooring is formed of a concrete pad.

The unit measures approximately 4.25m x 10.25m.

## Use

Storage

## Terms

The unit is available as a whole on a new fully repairing and insuring lease for a term to be agreed. The lease will be contracted out of section 24-28 of the Landlord and Tenant Act 1954.

## Outgoings

### Rent

In the region £500 per calendar month.

### Annual Charge

£600 plus VAT for the maintenance and upkeep of the roadway.

### Insurance

Landlord to insure and premium recharged to the Tenant.

### Utilities

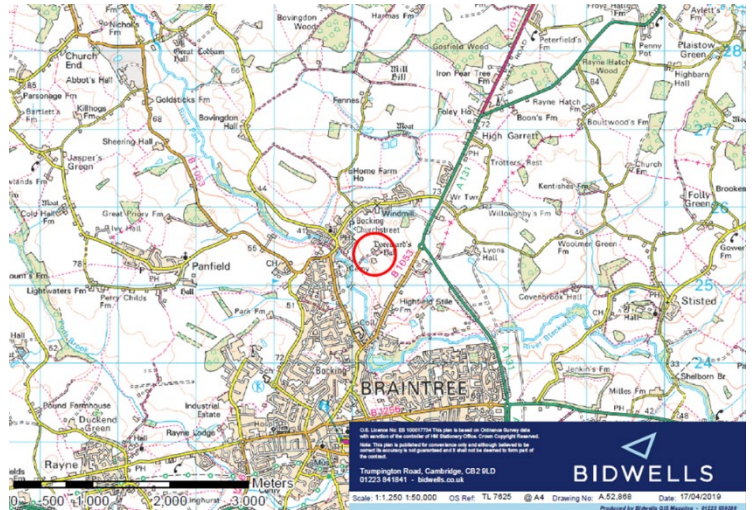
There are no utilities associated with this unit

### Rates

Tenant to pay rates if required

### VAT

VAT is payable on the rent



## Additional Information

### Services

There are no services for this unit.

### Planning Authority

Braintree District Council, Causeway House, Bocking End, Braintree CM7 9HB

### Viewings

Strictly by appointment only

### Date

March 2025

## Enquiries

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