



#### IN BRIEF

A131	1.5 miles
A120	3.5 miles
A12	10 miles
M11 Junction 8	19 miles
Gross Internal Area:	2,052.37ft <sup>2</sup> (190.671m <sup>2</sup> )

*All distances and areas are approximate*

**AVAILABLE TO LET ON FLEXIBLE LEASE TERMS**

**SUITABLE FOR STORAGE USE**

**GROSS INTERNAL AREA APPROXIMATELY – 2,052.37 FT<sup>2</sup>**

**LOCATED WITHIN CLOSE PROXIMITY TO BRAINTREE**

**AVAILABLE TO LET NOW**

## **UNIT 15 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 formed of a brickwork plinth that supports the timber-framed superstructure. The external walls above the brickwork are clad with shiplap boarding. The structure is covered with a corrugated metal roof. Concrete slab forms the flooring.

The unit measures approximately 11.456m x 16.673m.

## 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 of £833 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

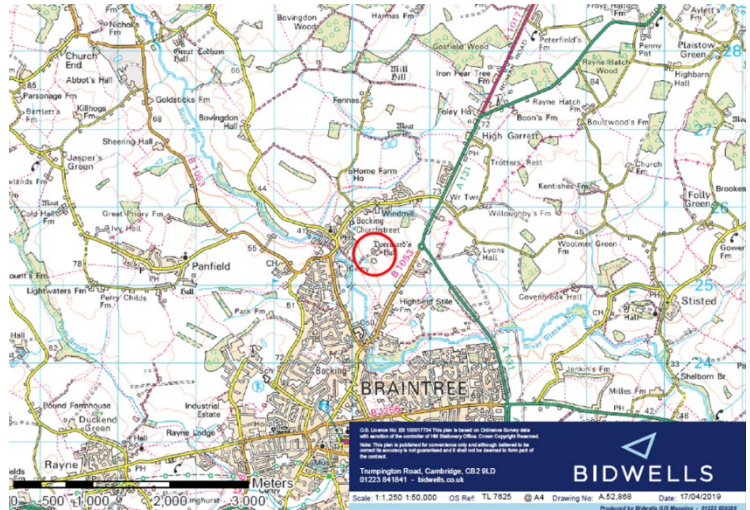
There are no utilities associated with this unit

### Rates

Tenant to pay rates if required

### VAT

VAT is payable on the rent



## Important Notice

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### 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

##### Henry Rintoul

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**Bidwells, Trumpington Road, Cambridge, CB2 9LD**

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