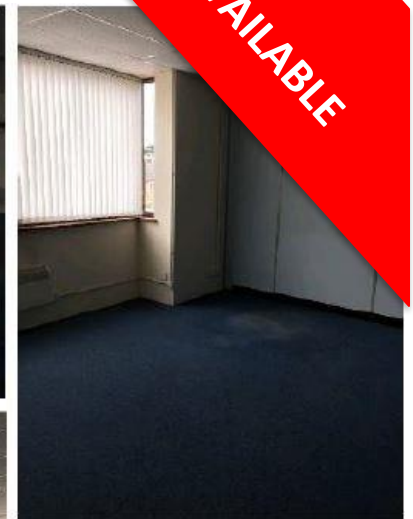


BROSELEY HOUSE, NEWLANDS DRIVE, WITHAM ESSEX CM8 2AP



OFFICES - TO LET



RENT FREE
INCENTIVES AVAILABLE

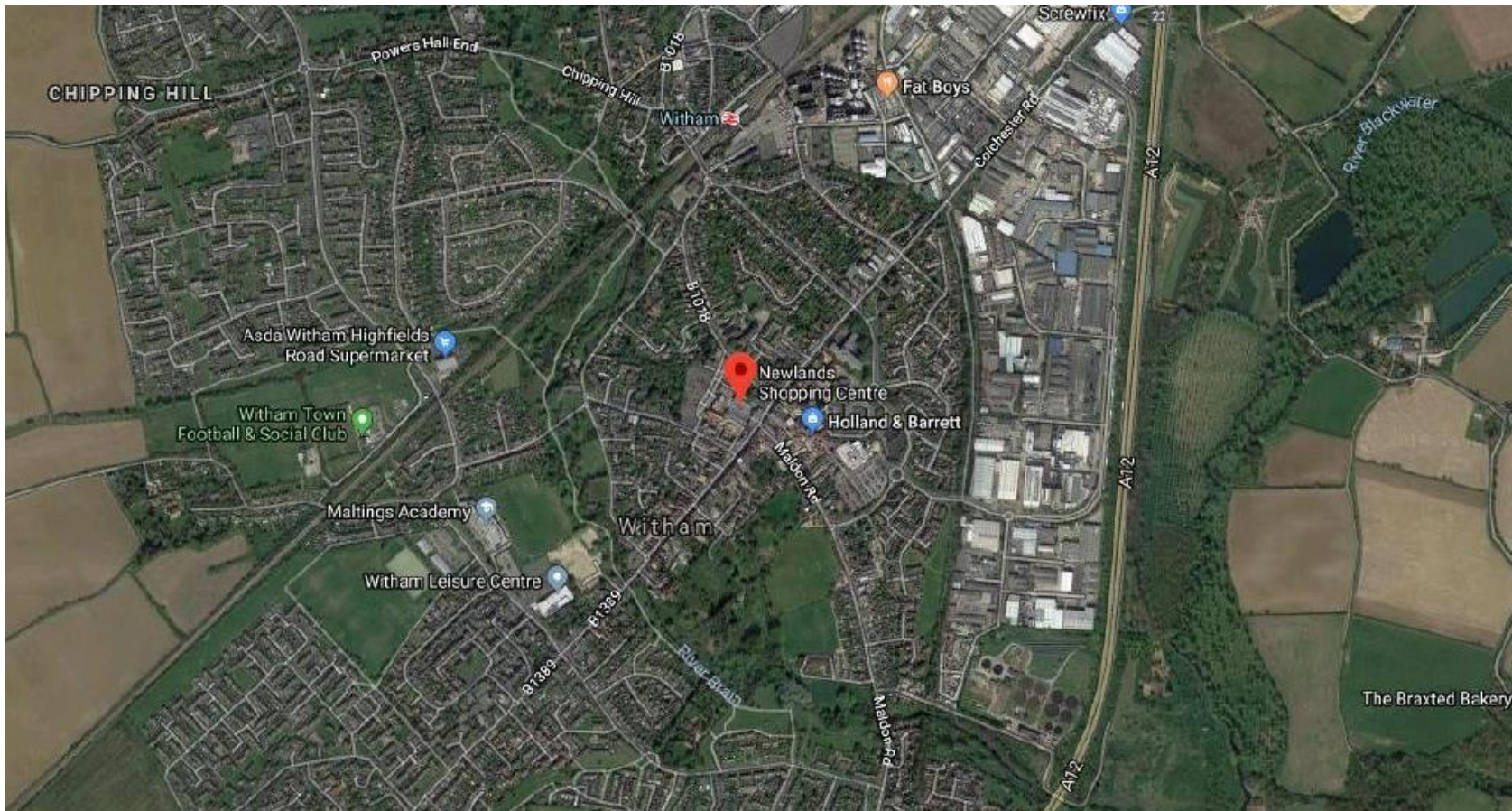
2,755 sq.ft (255.9 sq.m) Net Internal Area

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LOCATION

Broseley House is located on Newlands Drive located between Collingwood Road (B1018) and Guithavon Street. The Newlands Shopping Centre is located to the rear of Broseley House. The Centre has a number of independent and national retailers including Peacocks, Iceland, New Look and Boots. The Centre in Witham is located 50 miles North East of London with excellent transport links including a regular train service to London Liverpool Street.



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KEY FEATURES

- Open plan offices
- Meeting rooms
- Male and female WCs
- Kitchenette

DESCRIPTION

The offices are arranged over the first floor of a purpose-built two storey building of brick and block construction under a flat roof.



ACCOMMODATION

The approximate net internal floor area is 255.9 sq m (2755 sq ft).

TENURE

Leasehold.

VAT

The property is elected for VAT.

TERMS

The offices are available to let on a new effective Full Repairing and insuring lease for a term to be agreed.

RENT

On application.

EPC

To be confirmed.

BUSINESS RATES

We are advised by the Valuation Office Agency website (www.voa.gov.uk) that the property has a rateable value of £22,750. However, we would advise an interested party to confirm the accuracy of this information.

ESTATE SERVICE CHARGE

To be confirmed.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

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SERVICES

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

VIEWING

Strictly by appointment through the sole agents.

CONTACT

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SUBJECT TO CONTRACT
June 2019

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