

**TO LET**

**UNIT 3 EVERITT WAY  
STATION ROAD  
SIBLE HEDINGHAM**

**(Approximately 1,060 sq ft)**

## **SITUATION**

The unit is located to the north of the Sible Hedingham village centre in Station Road, a turning east off the main A1017 Braintree to Haverhill and Cambridge Road. Sible Hedingham lies about 9 miles north of Braintree.

Plan attached.

## **DESCRIPTION**

The premises were constructed some 15 years ago and comprise a single storey unit with nett internal area of approximately 1,060 sq.ft. It offers good accommodation for light industrial, workshop or warehouse/distribution purposes.

There are 2 car parking spaces.

## **CONSTRUCTION**

The unit is of brick/blockwork constructed under a pitched roof with translucent roof lights (11'6" eaves). There is a large sliding door with a 9'10" clear opening height and a separate fire exit door at the rear. The solid concrete floor is designed for maximum loading of 200 lbs. per sq.ft.

## **SERVICES**

Mains water, drainage, gas and electricity connected. There is a W.C. suite with handbasin and a deep sink unit with water heater in the main unit area. Telephone services are available.

## **LEASE TERMS**

A flexible lease term can be offered, with a rent free period where appropriate.

The unit is available to let on a full repairing and insuring basis at an initial rent of £5,250 per annum, exclusive of rates. Rent will be paid monthly in advance by Standing Order Mandate.

The Council's legal costs are to be borne by the in-going tenant.

## **RATES**

Rateable Value: £4,000

Current Rate in £: 48.1p (2009/2010) (excluding water rates)

Rates Payable: £1,924.00

## **VIEWING**

To arrange a viewing of this unit, please contact Richard Bolland on 01376 551414 - Asset Management Section, Braintree District Council.



"Whilst every care has been taken to ensure accuracy of the above, applicants should make their own inspections to ensure they are satisfied as to the correctness of these particulars before entering into any contract.

These details themselves do not constitute an offer or contract, nor do they form part of any offer or contract".

