

TO LET

Light Industrial / Workshop Units

**UNITS 1, 2, 3, 4, 5, 6 & 7 DRAWELL DEPOT
GREAT YELDHAM**

(Approximately 3,698 sq ft)

UNITS 4 & 5 DRAWELL DEPOT, GREAT YELDHAM

SITUATION

The units are located in the former Council depot situated along the A1017 between Sible Hedingham and Great Yeldham.

DESCRIPTION

The units comprise a single storey brick built workshop with sliding doors. There is parking immediately outside the units and a large yard area which is shared with the other occupiers of the Depot. There are also shared WC facilities.

LEASE TERMS

The units are being offered on flexible terms on a fully repairing and insuring basis at a rent of £11,000 per annum, exclusive of rates. A rent free period is offered, subject to negotiation. The rent is to be paid monthly in advance by direct debit, and in addition there will be charges for insurance and up keep of the common parts.

The Council's legal costs are to be paid by the tenant.

RATES

Rateable Value: Units 1,2,3,6,7 £9,000: Units 4 & 5 £5,400

Current Rate in £: 0.414p (2010/11) (excluding water rates)

Rates Payable: £3,726.00 & £2,235.60 per annum respectively

VIEWING

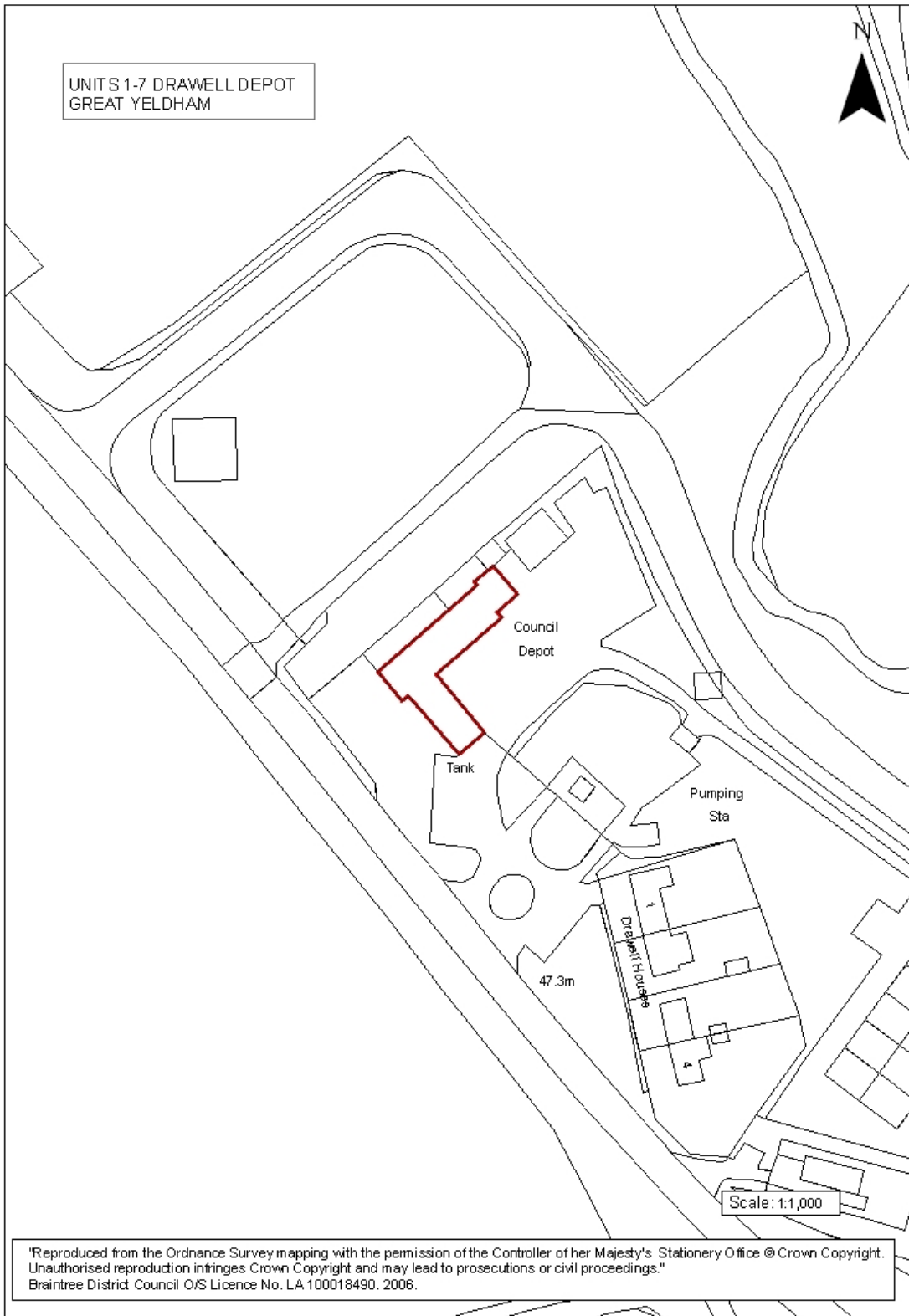
To arrange a viewing of this unit, please contact Janet Whyte on 01376 551414. Asset Management Section, Braintree District Council. Email: janwh@braintree.gov.uk



"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".

UNITS 1-7 DRAWELL DEPOT
GREAT YELDHAM



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