

**TO LET**

**Light Industrial / Workshop Unit**

**UNIT 8 RIPPERS COURT  
SIBLE HEDINGHAM**

**(Approximately 1472 sq ft - 137m<sup>2</sup>)**

## **8 RIPPERS COURT, SIBLE HEDINGHAM, ESSEX**

### **SITUATION**

The unit is located on a local industrial estate known as Rippers Court, 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 ground floor premises form part of a 2 storey building, and the unit has a net internal area of approximately 137m<sup>2</sup> (1472 sq.ft). It offers good accommodation for light industrial, workshop or warehouse / distribution purposes.

Access to the unit is via 2 opening wooden doors, and car parking is available on the forecourt for approximately 2/3 cars.

### **SERVICES**

Mains water, drainage, gas and electricity are available. There is a W.C. suite with handbasin and separate sink. Telephone services are available.

### **LEASE TERMS**

A flexible lease term can be offered.

The unit is available to let on a full repairing and insuring basis at an initial rent of £7,350 per annum, exclusive of rates. Rent will be paid monthly in advance by Standing Order Mandate or Direct Debit.

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

### **RATES**

Rateable Value: Under review

Current Rate in £: 48.1p (09/10) (excluding water rates)

Rates Payable: per annum

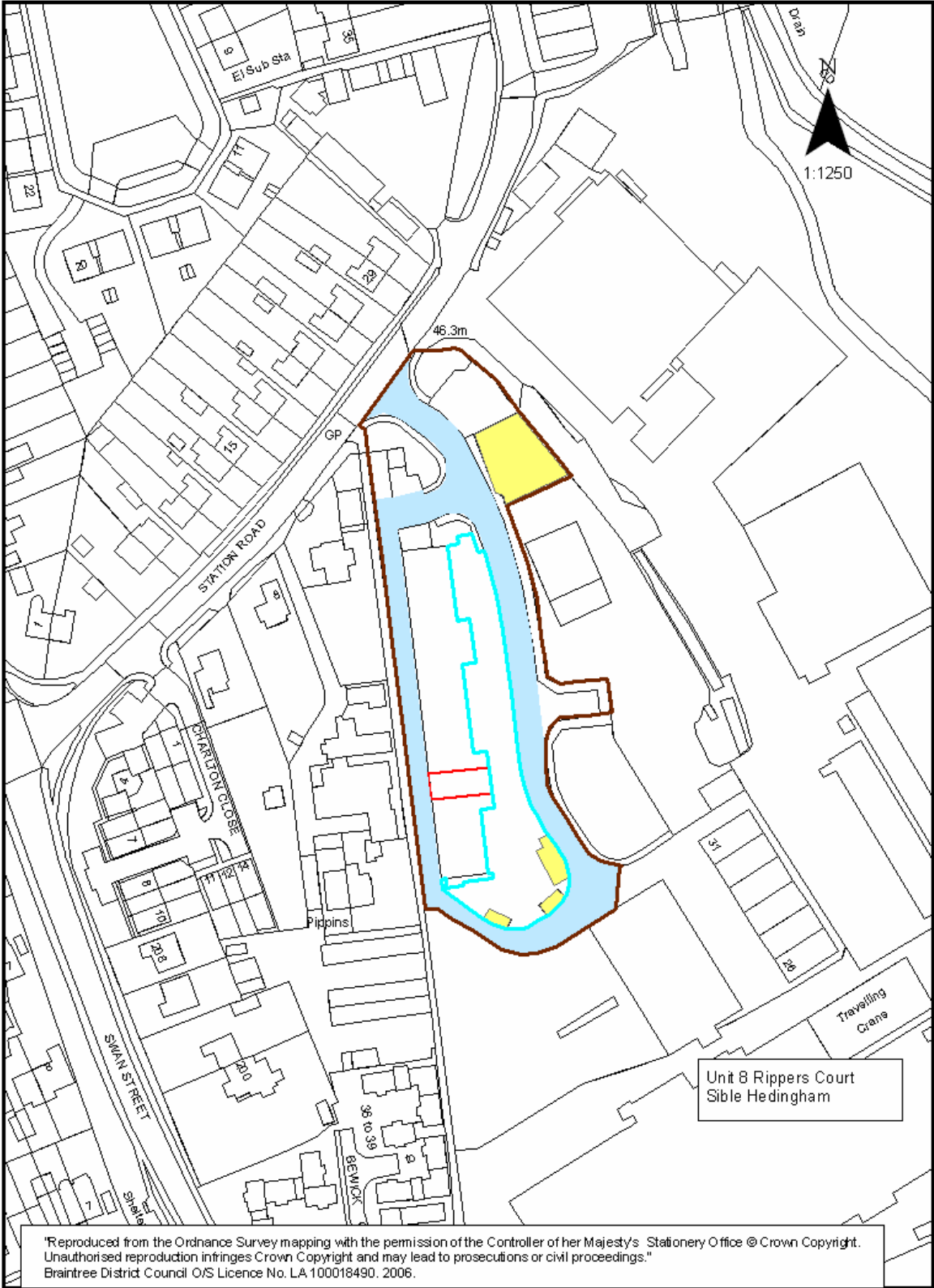
### **VIEWING**

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.

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