



Ayers & Cruiks
COMMERCIAL

To Let

1,811 sq ft

**Cressing Farm, Witham
Road, Cressing, CM77 8PD**

Recently refurbished first floor
office with toilet and kitchen
facilities and on-site parking.

- First floor office space
- Gated access and CCTV
- Ample on-site parking
- New lease available
- Rent only £2,264 per month

www.ayerscruiks.co.uk



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Summary

- Rent: £27,168 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority.
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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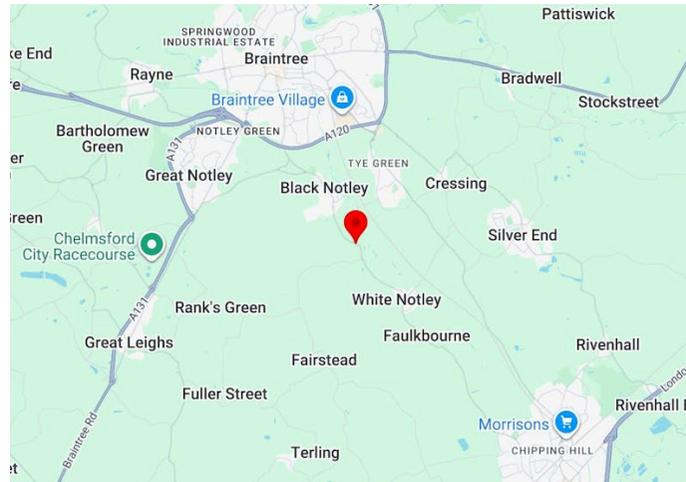
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Description

Recently refurbished, open plan first floor office space benefitting from electric gated access, CCTV, LED lighting, heating and BT fibre connection. It is fully insulated, has toilet facilities and a fully fitted kitchen. There is also ample on-site parking available.

Location

The office is situated in a well-connected rural location in Cressing, positioned just off the A120 with easy access to the A12. The site offers convenient road links to Witham, Braintree, Chelmsford, Colchester and Stansted Airport with strong transport connectivity, making it easily accessible for staff and visitors.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
1st	Office	1,811	168.25	Available

Rent

£27,168 per annum exclusive

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.



