

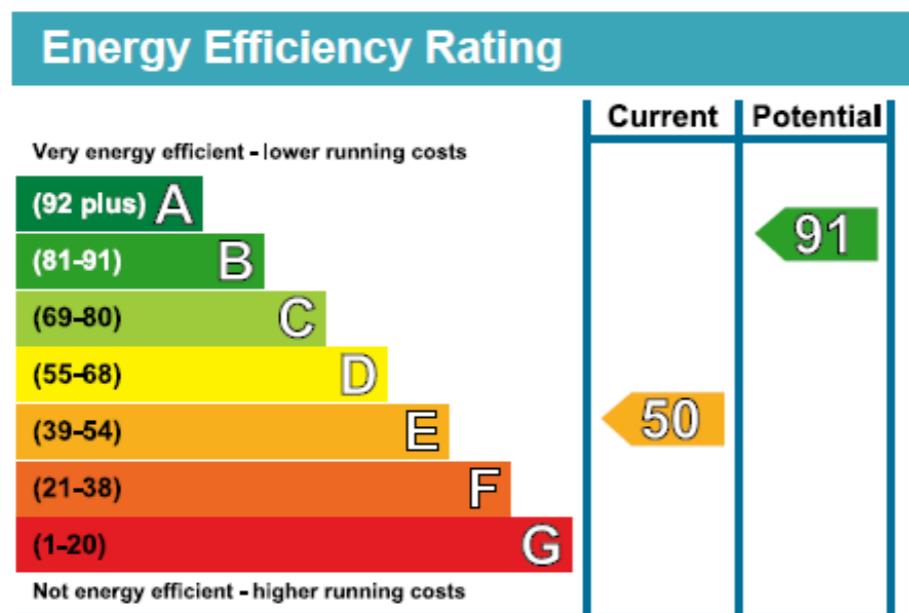
## Services, Local Council and Council tax band

The property is connected to the mains water, electricity and sewage. The average broadband speed is 45Mb/s.

The local authority is Braintree District Council.

The rateable value of this premises is £TBC, however please note that 100% business rate relief is available by application to Braintree District Council.

Shown below is the EPC certificate for this property.



#### Agents Note:

Oswicks would like to make tenants aware that these particulars have been prepared as a guide and therefore all the measurements taken are approximate.

The Agent has not tested any apparatus, equipment, fixtures and fittings, or services so cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on the information supplied by the landlord. Items shown in photographs are NOT included unless specifically mentioned within the inventory particulars. Tenants must always check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We are committed to providing a professional service to all our clients and customers. When something goes wrong, we need you to tell us about it. As part of Oswicks membership to the property ombudsman, we maintain and operate an internal complaints handling procedure. Please ask us for our the complaints handing procedure and we will send it on to you. The CHP it is also available on our web site.

## Brickwall Farm, Sible Hedingham



## Lock up office unit to let £450pcm

#### Property Features

- Idyllic location
- Parking
- Ideal for start up business
- Possible 100% rate relief on application

An opportunity to let this newly refurbished commercial office unit, set in a semi rural location within Sible Hedingham.

There is a small kitchen area as well as a toilet and separate shower room. Parking is allocated for you and your visitors.

A short distance from the town of Halstead and the village of Sible Hedingham.



EPC Rating: E

Main room 5.27m x 3.16m

Part glazed entrance door opens to good sized room, with laminate wood effect flooring, UPVC double glazed window, spot lighting and electric central heating unit.

Kitchen area 3.18m x 2.48m

High gloss base units, fashionable green tiled splash back, tiled flooring, laminate work surface, stainless steel sink and drainer unit and mixer tap with under counter fridge and brand new free standing BEKO cooker.

Shower room 4.15m x 1.04m

This room is currently fitted with a large walk in shower cubicle with independent shower over, wall mounted heated towel rail, laminate flooring and ceiling light.

Toilet 1.52m x 1.10m

White hand basin and white close coupled WC, tiled flooring, with extractor fan and spot lighting.

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Main room



Kitchen area



Front Entrance



Kitchen area



Toilet



Shower room



Drive though