



Unit 10, Freeport Office Village, Braintree CM77 8YG

**FOR SALE**

Fully Let Investment for Sale - Modern  
Office Building With Parking

2,283 Sq Ft  
(212 Sq M)

# Unit 10, Freeport Office Village, Braintree CM77 8YG

## DESCRIPTION

Unit 10 comprises a two storey brick built modern office building having the benefit of 9 parking spaces (including one disabled space).

The ground floor totals approximately 1,205 sq ft and comprises mainly open plan space, with one large meeting room/office, kitchenette and storage /comms room. The 1st floor comprises a front suite of 508 sq ft and a rear suite of 570 sq ft with a shared kitchenette.

- ✓ Fully Let to Three Tenants - Full Details Available
- ✓ The Investment Currently Receives £37,400 per annum
- ✓ Excellent Specification Throughout
- ✓ Well located to Braintree Freeport Station and the A120
- ✓ Adjacent to Braintree Village Shopping Outlet
- ✓ Modern Business Park Environment

## LOCATION

Freeport Office Village is adjacent to the Braintree Village Retail Outlet just off the A120. Accessed from Century Drive off Millennium Way, the office village benefits from excellent road and rail communication. Braintree Freeport Railway Station is within 2 minutes walk and provides a regular direct service to London Liverpool Street.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	1,205	112
First Floor	1,078	100
Total	2,283	212

## VAT

All prices are quoted exclusive of VAT at the prevailing rate.

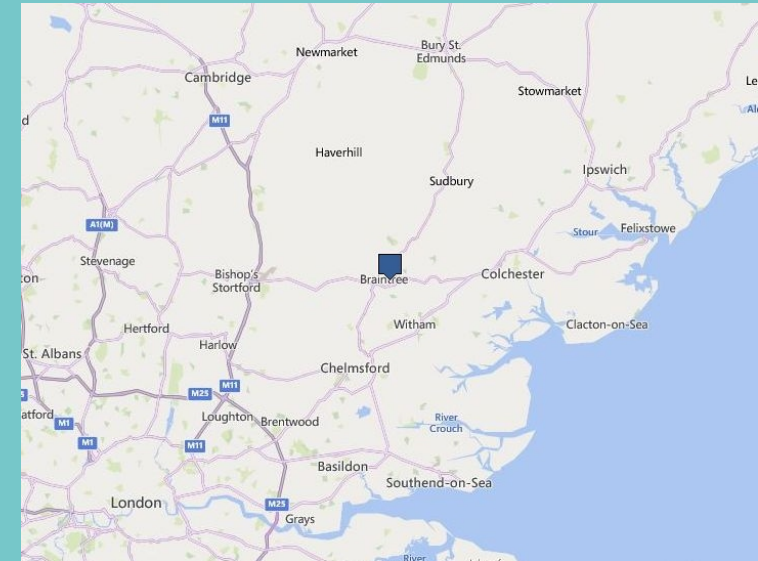
## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## TERMS

£550,000 for the freehold interest with the benefit of three tenants. Full tenancy details available upon request.

EPC The property has an energy rating of C59.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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