

Attractive Suite of Offices

Circa 1400 sq. ft.

Car Parking
Communal Gardens

The Mill House
Kings Acre
Coggeshall
Colchester
Essex
CO6 1NY



RENT

£22,400 PAX



Coggeshall is situated between Colchester and Braintree on the A120
4.5 miles south of the A12 junction at Kelvedon

The Mill House

Kings Acre, Coggeshall, Colchester, Essex

CO6 1NY

Location

Mill House is located in Kings Acre which is immediately off West Street in the centre of Coggeshall, benefiting from local amenities including shops and Restaurants, together with excellent car parking provision.



Promapv2 Ordnance Survey Crown Copyright 2020. All rights reserved.
Licence number 100022432.
Plotted Scale - 1:5000. Paper Size - A4

Description

Grade II Listed building, converted to offices, offering attractive accommodation at ground and first floor, benefiting from gas fired central heating, shared kitchen and W.C. facilities with an attractive Reception Hall. The office suite will be made available with 7 car parking spaces and one visitor's space.

The building is shared with Melville Dunbar Associates "planning urban designers and architects"

Coggeshall is situated between Colchester and Braintree, 4.5 miles south of Kelvedon with junction on to A12

Accommodation

Office Suite	Floor	Sq. Ft	M ²
1	Ground	212	19.73
2	Ground	248	23.07
3	Ground	291	27.07
Total	Ground	751	69.87
4	First	219	20.4
5	First	298	27.67
6	First	129	12.03
Total	First	646	60.10
Total	Overall	1,397	129.97

Rental

The property is to be let at a rental of £22,400 per annum exclusive plus VAT.

The costs of services such as insurance, fire alarm, gas, electricity, gardening and maintenance to be shared pro rata to floor area.

It is estimated the total costs of the Suite are circa £8,800 per annum.

In addition to this is the cost of Business Rates, which is to be reassessed.

Viewing

Strictly by prior appointment with the sole Agents. Nicholas Percival Limited,

Tel: 01206 563222

E-mail: info@nicholaspercival.co.uk

Ref: C.3956

All prices and rentals quoted are exclusive of VAT (if applicable)

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.