



**RENT - £8,820 PER ANNUM  
£735PCM**

**SITUATION AND DESCRIPTION**

**FLEXIBLE LEASE TERMS.**

The property comprises of a workshop/ industrial unit located on The Old Maltings Industrial Estate in Battlesbridge. The premises benefits from a electric shutter and personal door to the front. The premises does include W/C.

Available subject to early surrender of the existing lease (tenant has vacated)

## ACCOMMODATION

WORKSHOP 36'77" x 24"  
KITCHENETTE  
W/C

GROSS INTERNAL AREA: 882 SQ.FT.

## DESCRIPTION

A small industrial/storage unit, the premises does include an electric shutter to the front.

## RATEABLE VALUE

The rateable value for the current year (from April 2023) is £6,800 chargeable at 49.6p in the pound.

## ENERGY PERFORMANCE

The energy performance Certificate shows a rating of TBC

## TERMS

The premises are to let on a new lease for a term to be agreed at a rent of £735 per calendar month exclusive.

## VIEWING

By prior telephone appointment via Hair & Son: 01702 394959 (Option 3).

Hair & Son – 01702 394959

[www.hairandson.co.uk](http://www.hairandson.co.uk)

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These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures or fittings. The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS

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More than an estate agent  
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