

Freebournes Court, Newland Street, Witham, CM8 2BL



**To Let**

**Modern Ground Floor  
Serviced Office Suite**

**265 Sq. Ft.  
24.648 Sq. M.**

- Flexible Lease Terms
- All Costs included within a Convenient Monthly Bill
- Town Centre/Mainline Station within Walking Distance
- Communal WC
- Kitchenette
- Air Conditioning and Heating

**EC**

- Most Active Agent Essex 2019 & 2020
- Most Active Agent Suffolk 2020
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020



**RICS**

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professionalism  
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# Details

## Location

Freebournes Court is situated on Newland Street opposite Witham Library and within close proximity to The Grove Shopping Centre and Tesco.

Witham is located just off the A12 trunk road which provides excellent access to the national motorway network via the M25 (Junction 28) approximately 23 miles to the south-west.

Witham mainline station is approximately 1/2 mile from the property and provides frequent services to London Liverpool Street with an approximate journey time of 45 minutes.

## Description

Freebournes Court comprises a three storey mid terrace purpose built office forming part of a courtyard office scheme overlooking an attractive landscaped courtyard.

The modern well presented ground floor office suite benefits from an intercom entry system, communal WC facilities, shared kitchen, air conditioning and heating. The office suite is available to rent either furnished or unfurnished.

An internal inspection is highly recommended.

## Terms

The serviced offices include:

- Rent
- Business Rates
- Water
- Electricity
- Buildings Insurance
- Weekly Cleaning (Offices and Communal Areas)

It will be the responsibility of the tenant to arrange their individual telephone/broadband requirements.

## Accommodation

265 Sq. Ft (23.648 Sq. M.)

## Rent

£600 per calendar month.

## VAT

VAT will be payable on the monthly invoice.

## EPC

D - 76

## Legal Costs

Each party to bear their own legal costs incurred in this transaction.

## Viewing

Strictly by prior appointment with the sole agents:

**01376 530135**

**fennwright.co.uk**

Contact

James Wright

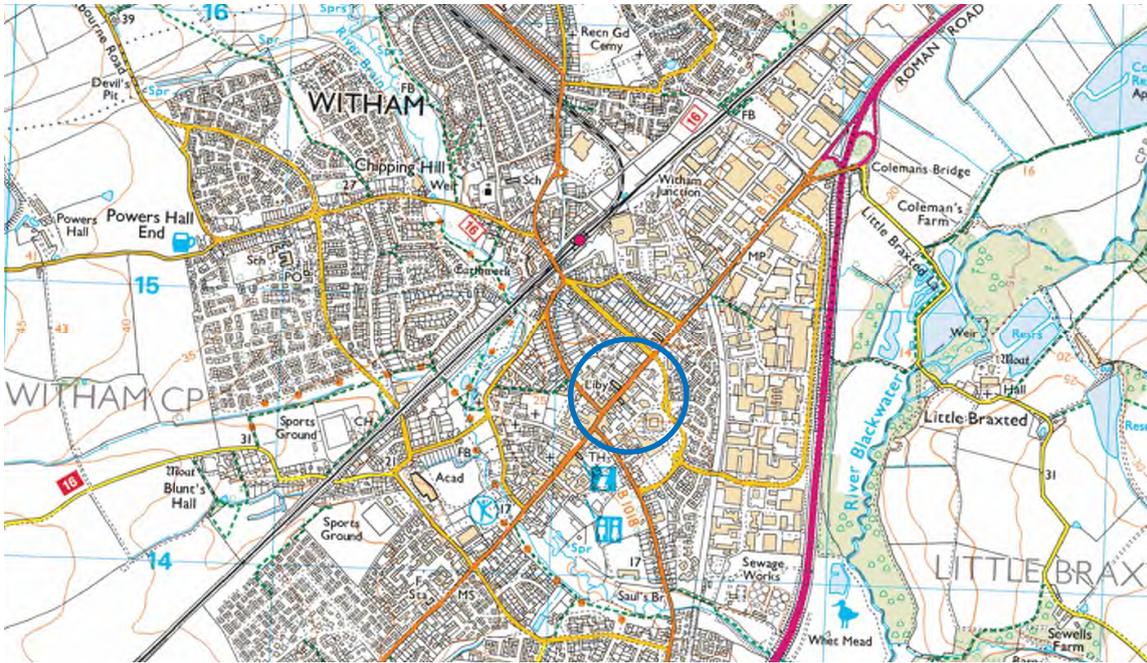
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For further information

**01376 530 135**

[fennwright.co.uk](http://fennwright.co.uk)

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