

**Hatfield Road  
Witham**

**£9,000 Per annum**

**360 sqft**

- Office Suites available TO LET  
360 sq ft
- Modern specification.
- Good Parking provisions.
- Available on flexible terms.
- Easy access to and from A12.
- Picturesque views across open farmland.



## LOCATION

Joseph's Barn forms part of Woodland Farm, an attractive setting with views over open farmland and a pond to the front which is accessed via a long driveway immediately off the A12 slip road into Witham travelling north, and therefore provides easy access to and from the A12.

## DESCRIPTION

The property comprises a detached farm building which has been converted into high specification office suites.

Each suite benefits from Cat II lighting, under floor data points, a heating/cooling system and views across open farmland. They are also fully carpeted.

In addition there is a shared kitchen, as well as shared W/C and disabled/shower facilities as well as having a first floor meeting room available for separate hire to tenants of the building.

There is plentiful parking to the front of the property.

## ACCOMMODATION

Office 10: 360 sq ft (33 sq m)

## TERMS

The office is available on the basis of a license agreement for a minimum of 12 months.

Office 10: £9,000 per annum

Rent is inclusive of heating, cleaning, water and sewerage, buildings insurance and maintenance of the building and common parts. Each office is metered separately for electricity.

Business rates for each office are approx. £100 per calendar month, however Small Business rate Relief may apply.









# Hatfield Road, Witham

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