www.oswicks.co.uk 01787 477559 info@oswick.co.uk

# Transport Links

### Train Routes

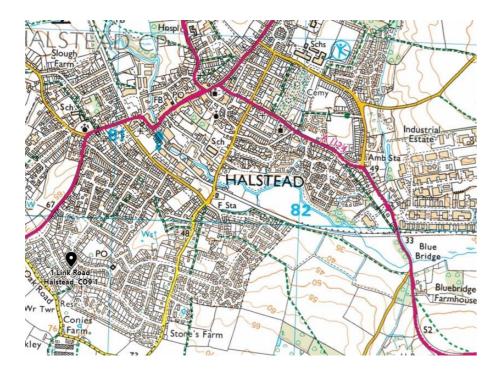
The closest train stations to Sible Hedingham are Braintree, Sudbury and Kelvedon.

Travel time from Braintree to London Liverpool Street is approximately one hour. From Sudbury the travel time is approximately one hour and fifteen minutes.



#### **Bus Routes**

There are buses from Sible Hedingham to Halstead, Colchester, Sudbury, Braintree and the outlying villages of Great Yeldham and Gosfield.



#### Agents Note:

Oswicks would like to make tenants aware that these particulars have been prepared as a guide and therefore all the measurements taken are approximate

The Agent has not tested any apparatus, equipment, fixtures and fittings, or services so cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on the information supplied by the landlord. Items shown in photographs are NOT included unless specifically mentioned within the inventory particulars. Tenants must always check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We are committed to providing a professional service to all our clients and customers. When something goes wrong, we need you to tell us about it. As part of Oswicks membership to the property ombudsman, we maintain and operate an internal complaints handing procedure. Please ask us for our the complaints handing procedure and we will send it on to you. The CHP it is also available on our web site.







Commercial Unit Available To Let £600pcm (+VAT)

**Property Features:** 

- Secure Site
- Pedestrian Access & Roller Door (4mtrs high)
- Strip Lighting
- Painted Concrete Flooring
- •WC

RICS

- Single Drain Sink & Water Heater
- Office Area
- FPC— F



Situated just a short distance from both Halstead and Sible Hedingham is this good-sized workshop unit converted from an original farm building, set in a peaceful, yet convenient location.



## Main Room 6.55m x 9.15m Pedestrian access roller door (4mtr height). Painted concrete flooring, strip lighting, Insulated roof and toilet cubicle.

Room 1 (rear) 3.65m x 3.27m

Accessed via pedestrian door. Painted concrete flooring and strip lighting.

Room 2 (rear) 3.76m x 3.33m Accessed via double opening doors. Painted concrete flooring and strip lighting

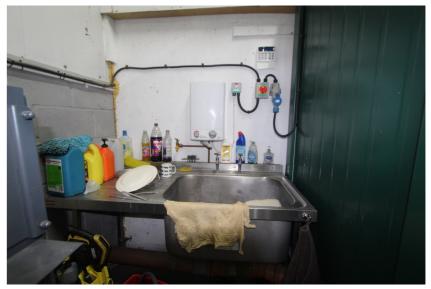


Office Area

Main Room







Sink



Internal Roller & Pedestrian Doors