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Coach House,  
The Causeway, Halstead



## Transport Links

### Train Routes

The closet train stations to Halstead are Braintree, Sudbury and Kelvedon

The travel time from Sudbury to London Liverpool Street is one hour and twenty minutes, from Braintree the travel time is fifty nine minutes and from Kelvedon the travel time is fifty one minutes.

### Bus Routes

There are buses from Halstead going to Colchester, Sudbury and the outlying villages such as Gosfield, Sible and Castle Hedingham and Gt Yeldham.

Buses depart and arrive approximately every hour from the bus stop outside Weavers Court and the bus stop outside Greggs.



#### 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 handling procedure. Please ask us for our the complaints handling procedure and we will send it on to you. The CHP it is also available on our web site.



Commercial Unit  
Available To Let  
£10,200pa

Situated in a grade 2 listed building close to the river, and within the shadow of Townsford Mill, is the two storey Coach House.

#### Features:

- POPULAR LOCATION
- IDEAL FOR SMALL BUSINESS
- EPC EXEMPT
- LEASE TERMS NEGOTIABLE

Tucked away, but fronting the busy thoroughfare to the Mill Antique Centre and other small businesses.





**Ground Floor**

**Front Room:-** 4.94m x 4.62m  
 Direct access from the street via a part glazed door and with multi pane window to the front. Access to first floor.

**Side Room:** - 3.26m x 2.12m  
 An internal room accessed from the rear room, providing comfort facilities and storage.

**Rear Room:** - 4.32m x 3.22m  
 Entered from the front room, window to side.

**Upstairs Room:** - 5.06m x 3.07m  
 A good sized room with sloping ceiling. Window to the side. Access to loft storage.



Side View



Rear Room



Rear Room



Front Room



Front Room



Side Room



Side Room