



RAYNE ROAD, BRAINTREE, CM7 (FIRST FLOOR)

Commercial SPACE



£ 3,000 PCM

RATES INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES TO THE LOCAL AUTHORITY.

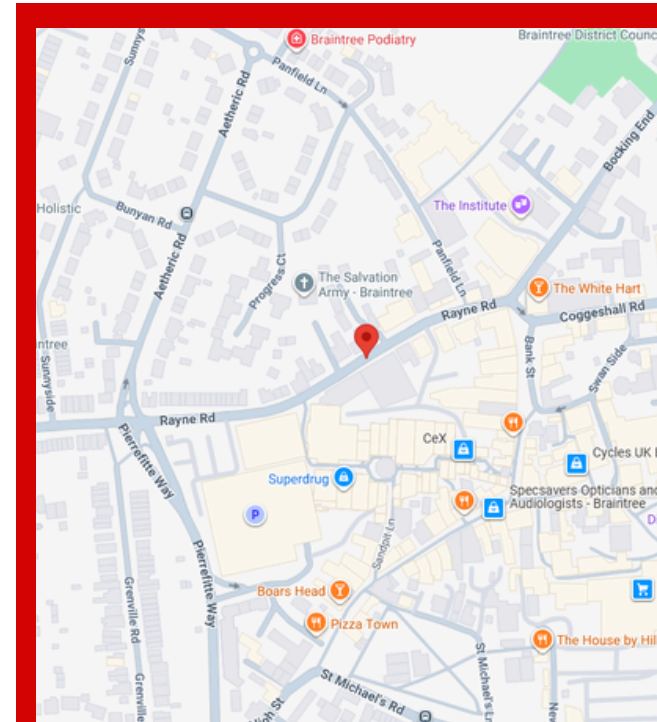
VAT TBC

TERMS TO BE LET A NEW LEASE FOR A TERM TO BE AGREED.

LEGAL COST EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

EPC RATING TBC

VIEWING PLEASE CONTACT US



www.vibewarehouses.co.uk

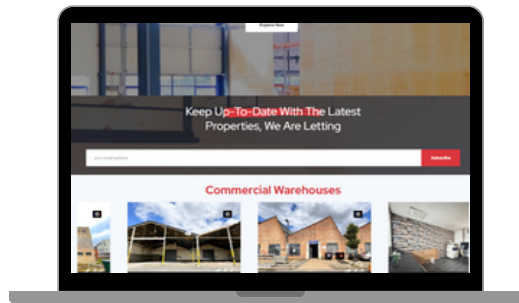


ABOUT THE PROPERTY

- Discover a spacious 3,000 sq ft commercial office space available to rent on the first floor of Rayne Road, Braintree, CM7. This versatile Class E commercial property is ideal for office use, business headquarters, professional services, or storage facilities, offering businesses a flexible and well-connected base in the heart of Braintree.
- Situated in Braintree town centre, the property is surrounded by a wide range of shops, cafés, banks, restaurants, and everyday amenities. It also benefits from excellent transport connections, with Panfield Lane Bus Stop just a 1-minute walk away, Braintree Railway Station only a 4-minute drive, and convenient access to the A120, providing easy links across Essex, Stansted Airport, Chelmsford, and London.
- Designed to accommodate a variety of business needs, this bright and spacious commercial unit provides a practical environment for growing companies, administrative offices, professional firms, and storage operations. Its central location makes it an excellent choice for businesses seeking convenience, accessibility, and a professional working environment.
- The property extends to approximately 3,000 sq ft and is available immediately at £3,000 per calendar month (excluding bills). The premises benefit from Class E use, making them suitable for office or storage purposes. Electricity is available, and the property is offered on a 5–10 year lease, with 3 months' rent and a 3-month deposit required.
- Contact our team today to arrange a viewing and secure this excellent commercial office opportunity.



**RAYNE ROAD,
BRAINTREE, CM7
(FIRST FLOOR)**



Contact Us

- ☎ **0203-935-4544**
- 🌐 **www.vibewarehouses.co.uk**
- 📍 **Harvest House, London, E5 9LU**
- ✉ **info@vibewarehouses.co.uk**



Commercial SPACE



FEATURES



BRAINTREE



Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to Arbor Group Ltd trading as Vibe warehouses or its representatives in relation to anything stated or committed from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyors and/or solicitor.