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# Existing School Annex In Town Centre Location To Let

**Bowen Road and Heralds Way, South Woodham Ferrers CM3**



## Description

Imposing and prominent detached property built around a central courtyard, with three main frontages and planned on ground, first and second floors. The main entrance, lift lobby, boiler room and escape routes are on the ground floor and the main accommodation is arranged on the first and second floors.

Currently comprising:

Classrooms/lecture rooms, staffroom, stores and WC facilities

Lift serving all floors

Gas central heating

Spacious accommodation with large rooms

2.9m ceiling heights

Good natural light

Fitted laboratories

Loading facilities from courtyard

Potential to create larger open areas

## Location

The property is located in the town centre of South Woodham Ferrers which is approx. 35 miles from London, 8 miles to Chelmsford, 13 miles to Southend Airport and to approx. 14 miles to Southend Town Centre. Shopping facilities, transport and car parking facilities are all nearby. South Woodham Ferrers Station is about 1 mile (about 19 minutes walk) for services to Liverpool Street via Wickford.

## Areas

Ground floor approx.	(34 m <sup>2</sup> )	366 sq ft
First floor approx.	(1,343.53 m <sup>2</sup> )	14,463 sq ft
Second floor approx.	(1,304 m <sup>2</sup> )	14,037 sq ft

We are advised the total gross internal floor area is approx. 28,866 sq. ft. (2,681m<sup>2</sup>)

Note: Dimensions as provided. If required dimensions and areas are to be checked on site.

## Rating

TBA

## EPC

Band C

## Planning

We are advised the property enjoys D1 use and that it has been used as a school annex since 1984. The current use is education but it is suitable for many alternative D1 uses (training, religious assembly, medical, hospital etc etc.. Prospective tenants are advised to seek advice from Chelmsford Council 01245 606826 planning department for specific occupational requirements.

## External

The property has three main frontages. There is a vehicular access to the central courtyard which is shared with the ground floor occupiers for loading and unloading. There is no on-site car parking.

## VAT

We are advised the property **is not** elected for VAT purposes

## Lease

New FR&I lease with terms to be agreed. Offers invited in the region of £8 per sq ft, per annum exclusive. Subject to contract. With 3 yearly rent reviews.

## Costs

Each party to be responsible for their own legal and professional costs





These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.

## Retained Clients

Claridges are not retained and any purchaser or tenant of this property will need to retain Claridges in the introduction and acquisition. Our fees are charged at a rate of 10% + vat of the rent or 1% + vat in respect of a purchase.

## Reference Charge

Claridges charges a fee of £250 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

## Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion

## Viewing

By appointment only via:

0208 559 1122

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## Offices

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