



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



**VALLEYBRIDGE ROAD, CLACTON-ON-SEA, CO15 4AD**

**£420 (FROM) PER CALENDAR MONTH**

Welcome to Valley Business Centre, a range of brand new serviced offices finished to a high specification and offered on flexible terms inclusive of all bills. A choice of 11 individual suites ranging from 118-303 Sq Ft.

The complex boasts; intercom entry, CCTV, alarm, communal kitchen, ladies, gents and disabled WC, parking & high speed broadband.

- Brand New Office Complex
  - High Quality Finish
  - Intercom, CCTV & Alarm
- Choice of 11 Rooms
- Shared Amenities
- Flexible Terms
- Rent Inclusive of Bills
- Parking
- Central Location

## TERMS

- Flexible licence agreement (minimum 6 months)
- 2 months deposit
- Inclusive of high speed broadband, electricity & heating (subject to fair usage), rates, communal cleaning and service charge

## RENTS & AVAILABILITY

- 1 - 237 Sq Ft - £ 640 +VAT pcm - Now Let
- 2 - 159 Sq Ft - £470 +VAT pcm - Now Let
- 3 - 120 Sq Ft - £420 +VAT pcm - Now Let
- 4 - 118 Sq Ft - £420 +VAT pcm - Now Let
- 5 - 192 Sq Ft - £570 +VAT pcm - Now Let
- 6 - 128 Sq Ft - £420 +VAT pcm - Now Let
- 7 - 303 Sq Ft - £795 +VAT pcm - Available
- 8 - 128 Sq Ft - £420 +VAT pcm - Now Let
- 9 - 301 Sq Ft - £795 +VAT pcm - Available
- 10 - 284 Sq Ft - £775 +VAT pcm - Available
- 11 - 148 Sq Ft - £470 +VAT pcm - Now Let

## USAGE

Permitted uses; office, hair, beauty, treatment.

Hair and beauty permitted in certain rooms, please enquire for availability or to check on an alternate use not mentioned above.

## ACCESS

Access available 24/7.

## PARKING

There are 8 parking bays offered on a first come first serve basis. Additional street parking is available on Valleybridge Road.

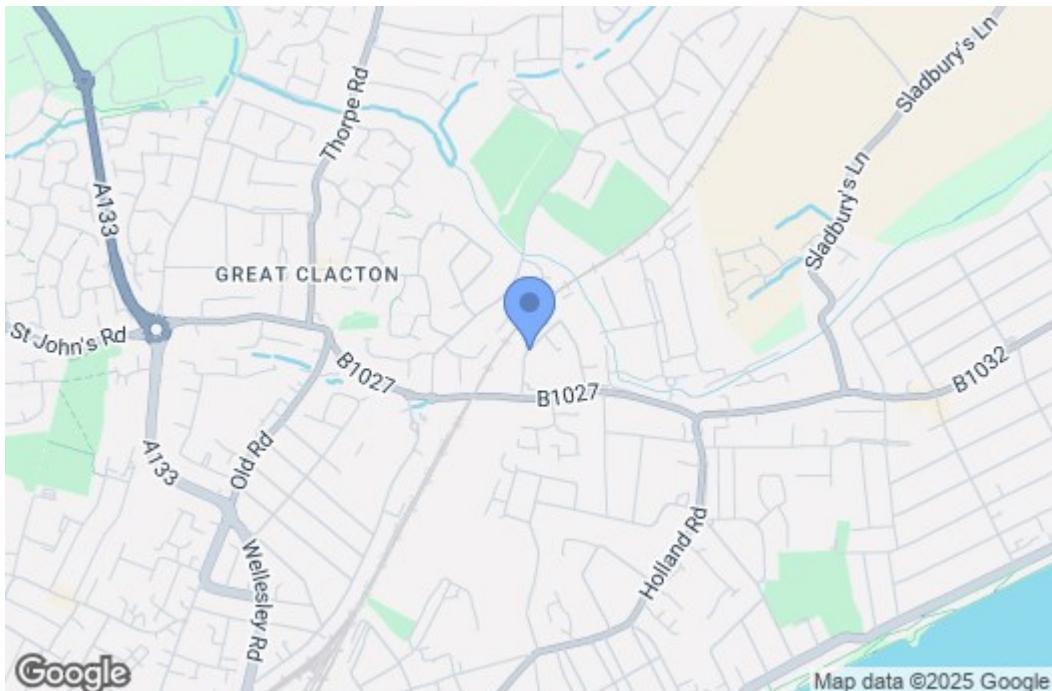
## VAT

Rents quoted are subject to VAT at the prevailing rate.

## SERVICES

Electricity and broadband are connected. Water can be connected to some offices if required.

## Map



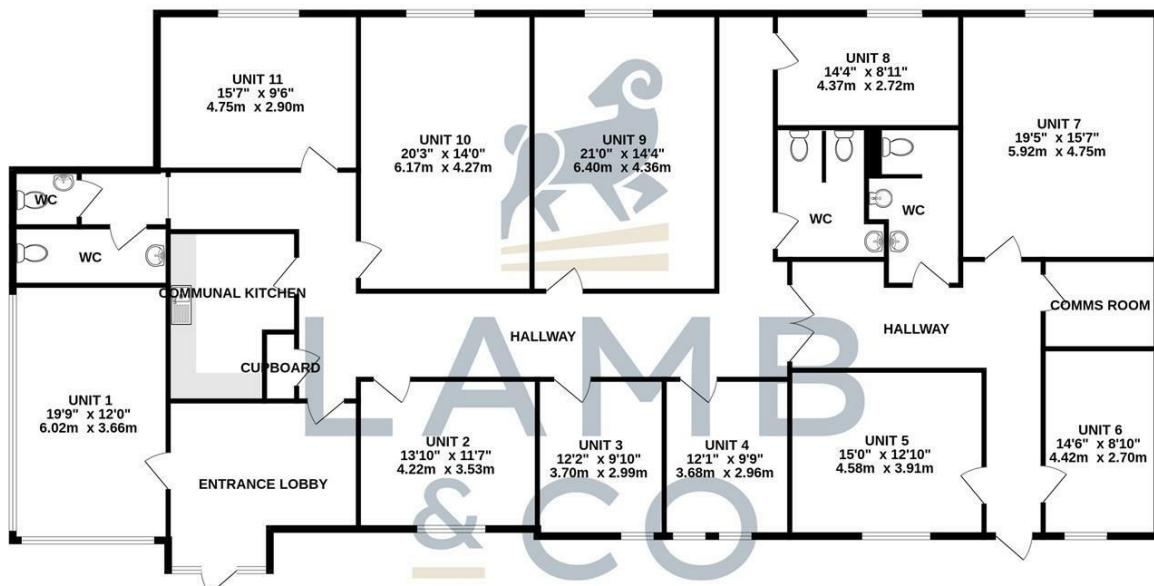
## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan

GROUND FLOOR  
3452 sq.ft. (320.7 sq.m.) approx.



TOTAL FLOOR AREA: 3452 sq.ft. (320.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate only. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.