



BRAXTED PARK®

COURTYARD OFFICES



**SELF
CONTAINED
UNITS**
From **400** sq ft
(37.16 sq m)
To **1,500** sq ft
(139.35 sq m)

Refurbished offices in an attractive courtyard setting **TO LET**

www.braxtedparkofficespace.co.uk



DESCRIPTION

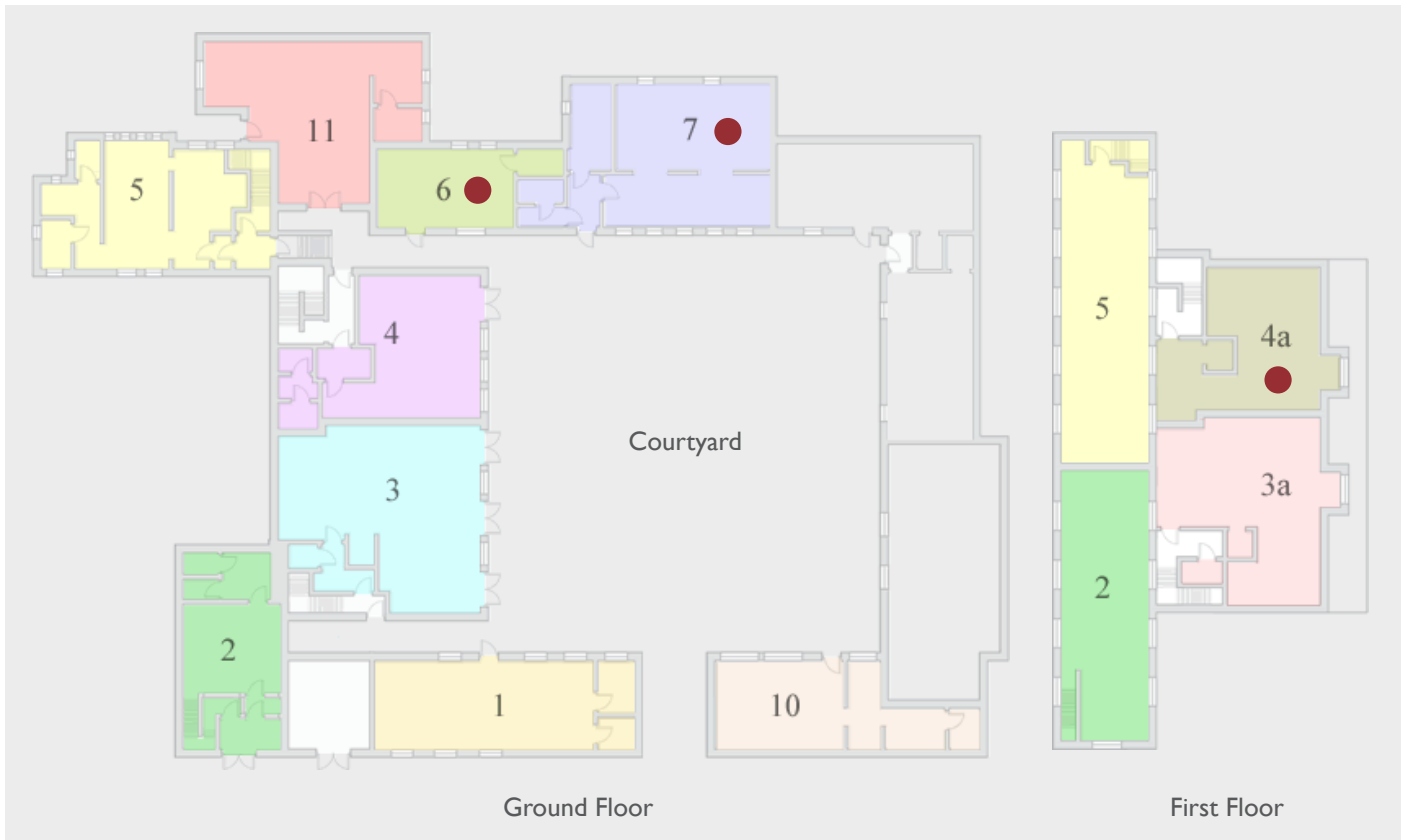
The offices at Braxted Park are located in a parkland setting and have been the subject of major refurbishment works to provide high specification offices in a courtyard setting.

SPECIFICATION

- Self contained units with WC and kitchen facilities
- Air conditioning
- Boardroom facility available
- CCTV system
- Excellent parking facilities

FLOOR PLANS

Self contained units from **400 sq ft (37.16 sq m)** to **1,500 sq ft (139.35 sq m)** Please note. All area are approximate and GIA. Floorplan illustrations are approximate and not to scale.



Energy Performance Asset Rating

More energy efficient

A+

Net zero Co₂ emissions

A 0-25

B 26-50

C 51-75

◀ 61 Suite 7

D 76-100

◀ 82 Suite 4A

E 101-125

F 126-150

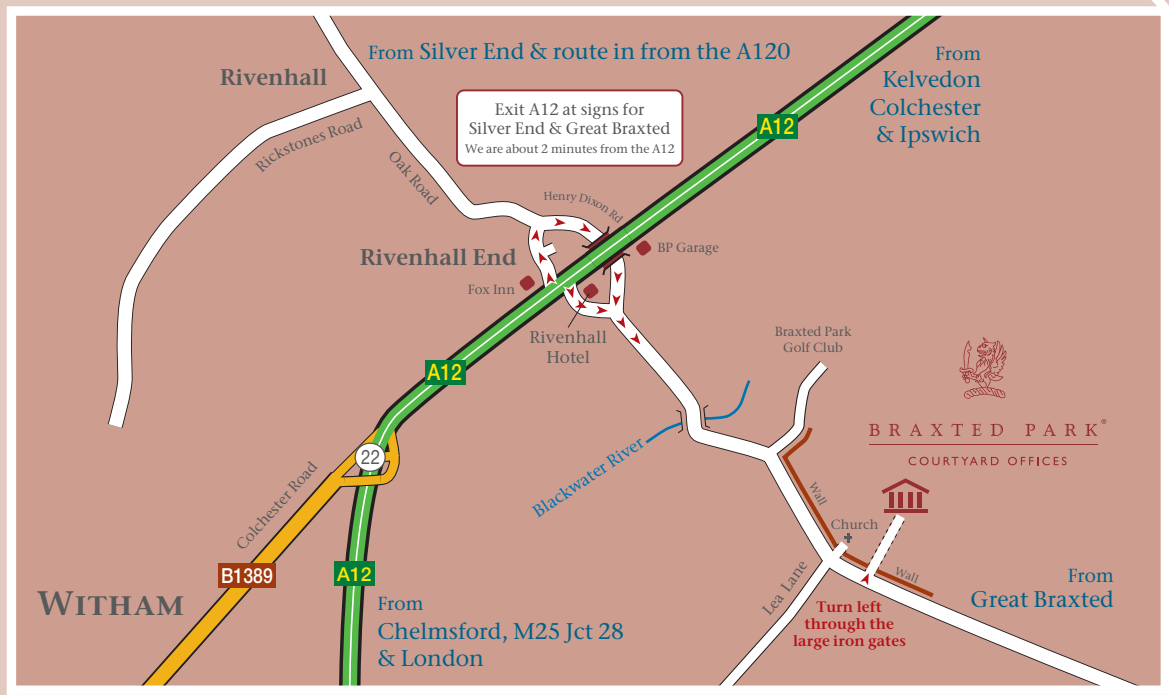
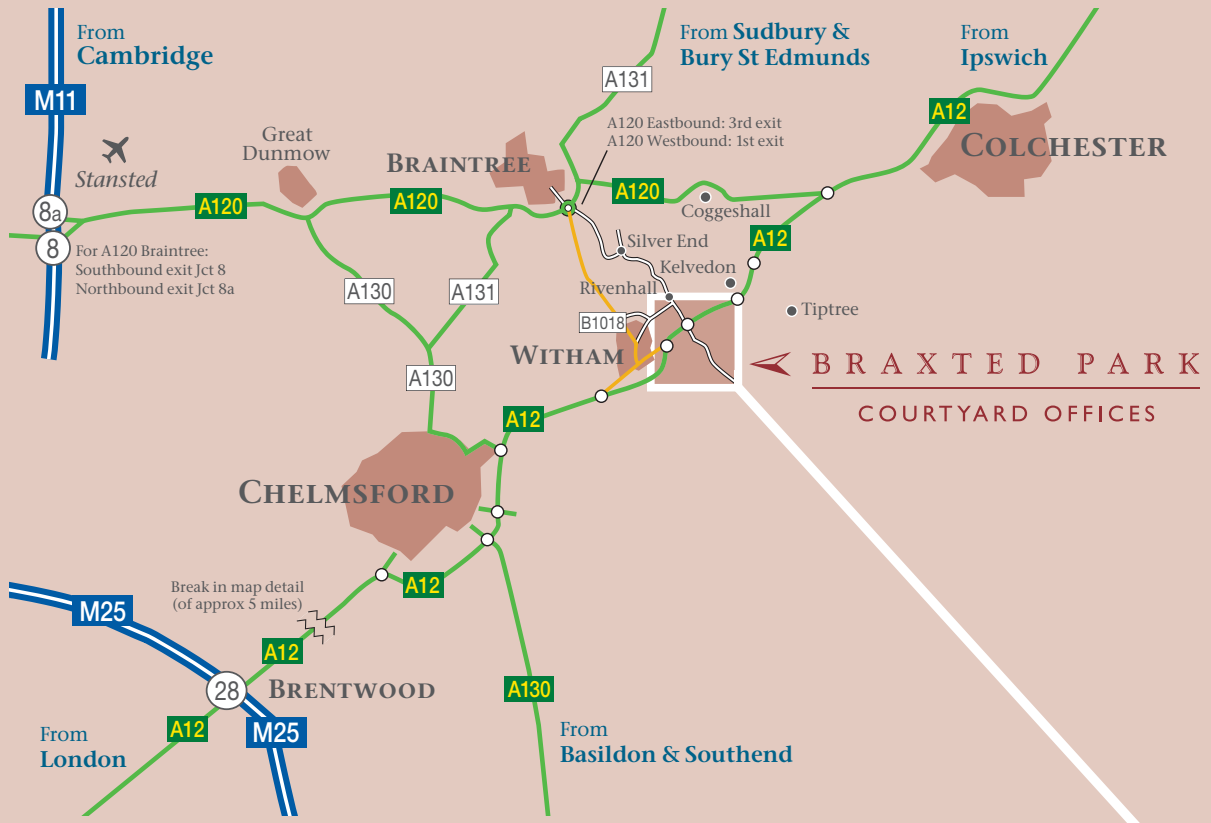
G Over 150

◀ 157 Suite 6

Less energy efficient

Download the full Energy Performance Certificates at www.braxtedparkofficespace.co.uk

This Certificate shows the energy rating of these buildings. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd



LOCATION

Braxted Park is located just over a mile from the A12 which gives direct access to Chelmsford and other major towns, the M25 (Junction 28), and London. The M11 and Stansted Airport are easily accessible as well as the East Coast ports of Harwich and Felixstowe. Witham railway station which is within approximately 5 minutes drive provides access to London Liverpool Street with a journey time of 45 minutes.