

TO LET – outskirts of Chelmsford

Ground floor office suite -available now

585ft² (54m²) with ample parking

ROBERT
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Ground floor The Coach House Ivy Barns Lane, Margaretting, CM4 0EW

DESCRIPTION:

Suite G1 is located on the ground floor of a two storey building known as The Coach House. The premises is self-contained comprising a large open plan area with kitchen and WC. The main door is off a large car parking area as indicated on the photo. Heating is via electric panel radiators. This is Ideal for a small or new business as nil rates payable for eligible tenant. EPC to be commissioned.

LOCATION:

The Coach House is located in the grounds of Arianna Gardens which is off Ivy Barns Lane at Margaretting approximately 5 miles from Chelmsford City Centre and BR Station and 7.5 miles from Brentwood Town Centre and BR Station. Easy access to A12 and onwards to the junction 28 of the M25. Ingatestone Railway Station is approximately 2.5 miles from the property.

INCLUSIVE RENT: £1,325pcm - **NO VAT**

RATEABLE VALUE: £8,100 – nil rates for eligible tenant.

TERMS:

The office is offered, subject to contract, on flexible terms. The monthly sum includes rent and running costs of the building. The figure quoted is for a 2-year period and then the “service element” will be reviewed. A deposit of £1,325 will be required and held by the Landlord. The tenant is to be responsible for installation of their own telephone/data lines and arranging their own contents insurance. There is a one-off charge of £250 plus VAT for the preparation and issuing of the initial and subsequent landlord’s standard agreement.

PARKING: There is ample parking at the property.

VIEWING: By appointment with Robert Dewar Associates on **01245 350160**

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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