

TO LET - Modern Offices

583ft² (54m²)_{approx}

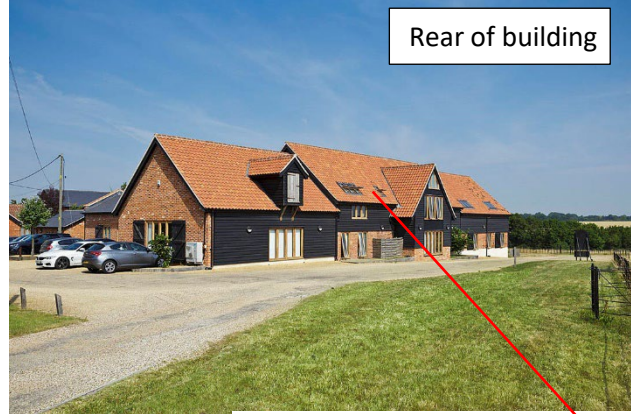
First Floor – DDA Compliant Lift

Rural location – use of meeting rooms

ROBERT DEWAR ASSOCIATES
01245 350160



Front of building



Rear of building

Office 19 Old Park Farm Business Centre Ford End Chelmsford CM3 1LN

DESCRIPTION:

Part of the Whitbread Business Centres, Old Park Farm Business Centre, comprises of 21 units from 183ft² to 1,000ft². Surrounded by beautiful green countryside. Old Park Farm Business Centre has been created from a redundant agricultural building into an attractive, modern office complex. Wherever possible heat for the premises is from ground source heating systems, clever technology which draws heat from the ground reducing the demand for fossil fuels. Also in use are solar trackers which enables the maximization of the amount of energy derived from the sun. Tenants have access to a separate ground floor meeting room located off the Courtyard as well as a 1st floor meeting room in the main building.

Office 19 (approx 583ft²) is an attractive first floor office with windows on two elevations overlooking both farmland and the courtyard. The suite has its own kitchenette but shares WC's located on the 1st floor. Separately metered for electricity the premises is ideal for a small business as nil business rates applicable for eligible tenants. The EPC rating is B.

RENT: £1,430pcm plus VAT and electricity

RATEABLE VALUE: £9,500 nil rates payable for eligible tenant

LOCATION:

Old Park Farm Business Centre is located in Ford End off the B1008 approx 20 minutes from Chelmsford, Dunmow and Stanstead Airport. Also, conveniently close to M11 for easy access to London and Cambridge.

TERMS AND CONDITIONS:

Available on 3 year flexible inclusive licence terms to include rent, Cleaning, Maintenance, Refuse Collection, Buildings Insurance, Water & Sewage Costs, Common Parts Electricity, Heating, access to a Conference Room (limited use) and access to communal breakout area for informal meetings. Tenant to be responsible for organising their own telephone/data lines, payment of electricity used in office (separately metered) and payment of business rates if applicable. Rent deposit required.

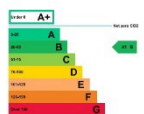
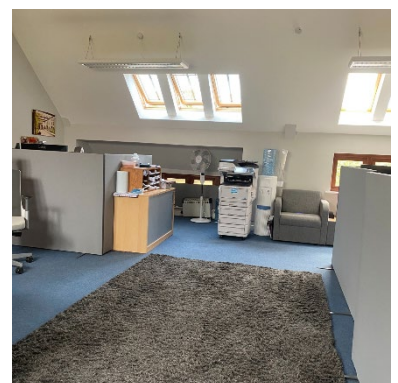
PARKING: There is ample onsite parking for tenants and visitors.

VIEWING:

By Appointment with Robert Dewar Associates– 01245 350160 or



First Floor



204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

DISCLAIMER: No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

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