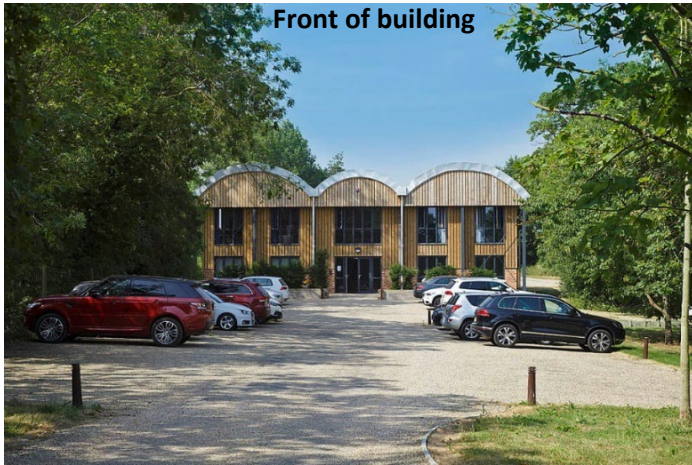


**TO LET – FORD END near CHELMSFORD**  
**RURAL LOCATION - first floor offices**  
**231ft<sup>2</sup> (21.45m<sup>2</sup>) – inclusive terms**



Front of building



**Unit L Dutch Barn Business Centre**  
**Old Park Farm Ford End Chelmsford CM3 1LN**

**DESCRIPTION:**

Part of the Whitbread's Business Centres, **Dutch Barn** is the latest development to date, comprising 13 units from approximately 110 to 900ft<sup>2</sup>. Surrounded by beautiful green countryside, Dutch Barn 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 maximisation of the amount of energy derived from the sun. The large number of tenants provide a real sense of working in a business community with all the opportunities for networking this entails. Tenants have access to a large communal breakout area on the ground floor which is ideal for relaxing. EPC rating is B28.

**Unit L (approx 231ft<sup>2</sup> –21.45m<sup>2</sup>)** is an attractive small first floor office approx. 3.85m x 4.95m which is situated at the rear of the building. Shared kitchen and WC facilities are on both ground and 1<sup>st</sup> floors with a shower on the ground floor for use by the tenants of the building. There is a DDA compliant lift for access to the 1<sup>st</sup> floor. Available from 1<sup>st</sup> May 2024

**RENT:** £760pcm plus VAT

**RATEABLE VALUE:** £3,750 – nil rates payable for eligible tenant

**LOCATION:**

The Dutch Barn Business Centre is sited Old Park Farm in Ford End on 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 flexible all-inclusive licence terms to include; rent, Cleaning, Maintenance, Refuse Collection, Buildings Insurance, Water Rates, 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 and payment of business rates if applicable. Due to the anticipated rise in electricity costs there may be a surcharge for electricity used in individual offices.

**PARKING:** Ample on site parking

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

**204a New London Road Chelmsford 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, 204a New London Road Chelmsford Essex CM2 9AB. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.



Ground floor Reception/breakout area

