

To Let Ground floor 662ft² (62m²)_{approx} self-contained offices in rural location Excellent parking



Office 3 Old Park Farm Business Centre Ford End Chelmsford CM3 1LN

DESCRIPTION:

Part of the Whitbreads 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 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 separate ground floor meeting room located off the Courtyard as well as a 1st floor meeting room in the main building.

Office 3 (n/a approx 662ft²) an attractive ground floor office is situated in the U-shaped block off a courtyard at the rear of main building. The premises consists of a main area approx. 8.5m x 4.7m, a separate office of 2.85m x 4.7m, a WC and kitchenette and store cupboard. The unit, which is separately metered for electricity, is also ideal for a small business as nil business rates applicable for eligible tenants. The office is available from 1st April 2024. The EPC rating is B44

RENT: £1,580pcm plus VAT
RATEABLE VALUE: £10,000 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 flexible all-inclusive licence terms to include rent, Cleaning of Common Parts, 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 on site parking for tenants and visitors.

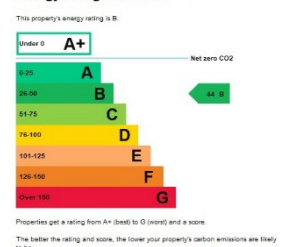
VIEWING: By Appointment with Robert Dewar Associates– 01245 350160

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