

TO LET – rural location  
Detached Air Conditioned Offices  
1,483sq ft (137sq m) approx.

**Churchgate Lakes**  
Rectory Lane, Battlesbridge SS11 7QR



\*Good access to A12 and A127 via A130

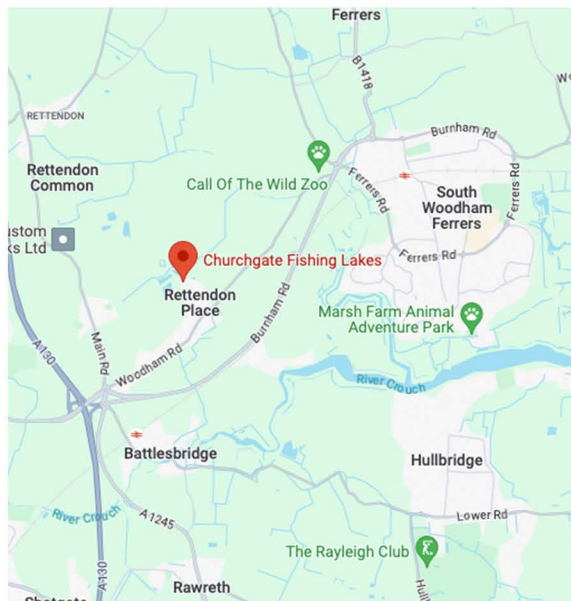
\*No VAT

\*Fibre to Property

\*Ideal for new business

\*Ground floor

\*9 miles from Chelmsford



#### VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

#### BUSINESS RATES

Included in the rent

#### EPC

An EPC has been commissioned

#### LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

#### CONTACT

Strictly by appointment via sole agents:

James Dewar

Tel: 01245 350160

Email: jim@robertdewar.co.uk

#### LOCATION

Battlesbridge is a village in the south of the county of Essex, approximately 9 miles southeast of Chelmsford, some 2 miles north east of Wickford, circa 5.5 miles northeast of Basildon, approx. 9 miles north west of Southend on Sea, some 22 mile south west of Colchester and around 30 miles north east of central London

#### DESCRIPTION

The accommodation is substantially open plan, although some demountable partitioning has been used to form a reception area and two sub-offices, with an extension to the rear creating a further office / Boardroom. The specification includes painted plain plaster walls and ceilings with inset low-voltage spotlights, skirting trunking, sealed unit double glazing in uPVC frame, wall mounted air-conditioning units, and laminate flooring.

#### ACCOMODATION:

approx size Ground floor 1,483sq ft (137sq m)

#### TENURE

Available on a term to be agreed. 3 month deposit required. No VAT applicable on the partial inclusive rent to be paid monthly in advance by bank standing order. Tenant responsible for electricity usage (separately metered) and organising their own telecoms.

#### RENT:

£2,250pcm plus electricity (separately metered)



*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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