

# TO LET – WRITTLE

## Small studio, office or workshop

185ft<sup>2</sup> nia (17.2m<sup>2</sup>) approx



### 1 Rumsey Row The Green Writtle CM1 3DU

#### DESCRIPTION:

A small studio, office or workshop, located in Writtle Village, approx 185ft<sup>2</sup> (17.2m<sup>2</sup>). Unit 1 is located at first floor. Access is via an exterior wooden staircase leading to a beamed and vaulted open plan area. The unit has shuttered windows that overlook the side and end of the building and also has attractive panels of glass in both vaulted ends of the building. Rumsey Row - a terrace of 6 units which are home to various small businesses. The Row has no vehicular access but pedestrian access is from both Writtle Green and St Johns Road. The units all have shared use of WC facilities which are located on the ground floor. Occupied for many years by a photographer, an Artist and and latterly used as an admin office. The unit is ideal for a small business. Other tenants in Rumsey Road include Ceramics on the Hop, Writtle Therapies and Crafts and The Edge Photography.



**RENT:** The monthly rent is £350pcm plus VAT plus a service charge of approx. £25pcm plus VAT.

**RATEABLE VALUE:** £3,250 – There are nil rates payable for tenant eligible for small business rates relief

#### LOCATION:

Rumsey Row is located off the The Green and runs adjacent the Village Pharmacy in Writtle. The Village is located approximately 2.5 miles from Chelmsford City Centre with good road links to both the A12 and the A414.

#### TERMS AND CONDITIONS:

The Unit is available to let for a term to be agreed. The Service charge covers water and sewage charges and buildings insurance. Tenant to be responsible for their own contents' insurance. The electricity is separately metered and payable by the tenant.

#### PARKING:

There is ample parking on Writtle Green and in the village car park a few minutes' walk from the building.

#### VIEWING:

Please call 01245 350160 to make arrangements to view or

#### 204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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