

# FennWright

Office Suites  
Bates Business Centre  
Church Road  
Harold Wood  
RM3 0JA

**TO LET**

**SERVICED OFFICE SUITES  
WITH PARKING ON FLEXIBLE  
LEASE TERMS**

- 220 - 611 Sq. Ft
- Inclusive Terms
- Receptionist
- 24/7 Access
- Close Proximity to A12/M25



- Most Active Agent Essex 2019, 2020, 2021 & 2022
- Most Active Agent Suffolk 2020 & 2022
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020
- Dealmaker of the Year South East 2021 & 2022

## Location

Bates Business Centre is located on the Bates Industrial Estate, a well located industrial estate just a few hundred yards from the A12 and less than 2 miles to Junction 28 of the M25. Mainline railway services can be found at Harold Wood less than 1 mile away. London Liverpool Street is approximately 30 minutes away.

## Description

Bates Business Centre is a multi-tenanted serviced office building. The offices are carpeted throughout and are supplied with furniture as well as access to secure filing cabinets. Communal kitchenette and WC facilities are provided on each floor. Inclusive terms include:

- Lighting
- Business Rates
- Water Rates
- Buildings Insurance
- Office Cleaning
- CCTV Security
- Allocated Parking
- Receptionist
- Air Conditioning

## Accommodation

<b>Suite</b>	<b>Size (Sq. Ft.)</b>	<b>Rent Per Annum</b>	<b>Availability</b>
Suite S8	220 sq. ft.	£9,240 per annum	Immediately
Suite G5/6	611 sq. ft.	£25,662 per annum	Immediately

## Terms

The business centre offices are offered with an easy in/easy out licence, only one monthly bill payment but tenant's direct telephone/internet bill.

## Viewing

20 Duke Street, Chelmsford, CM1 1HL

01245 261226

fennwright.co.uk

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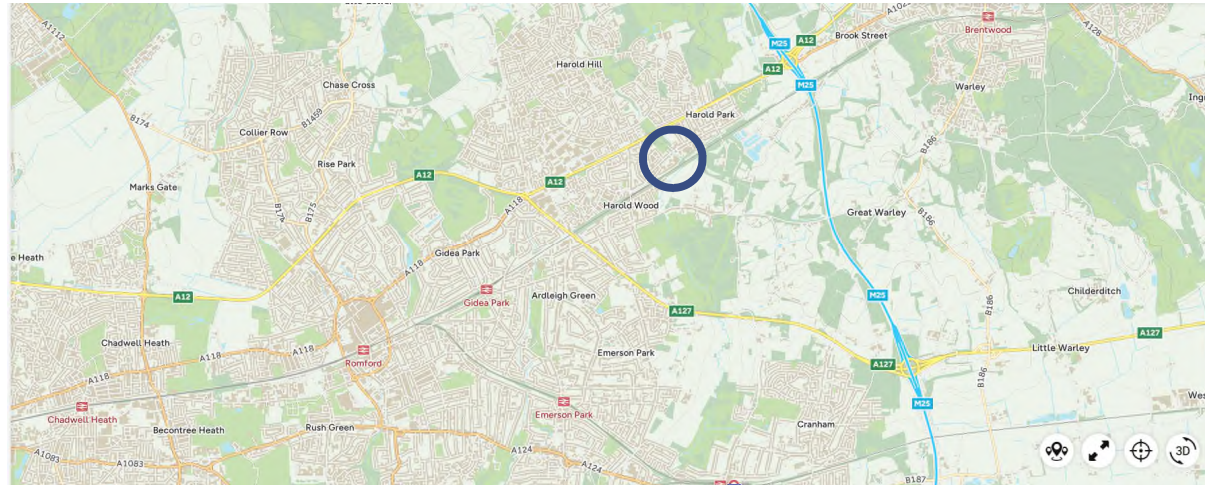
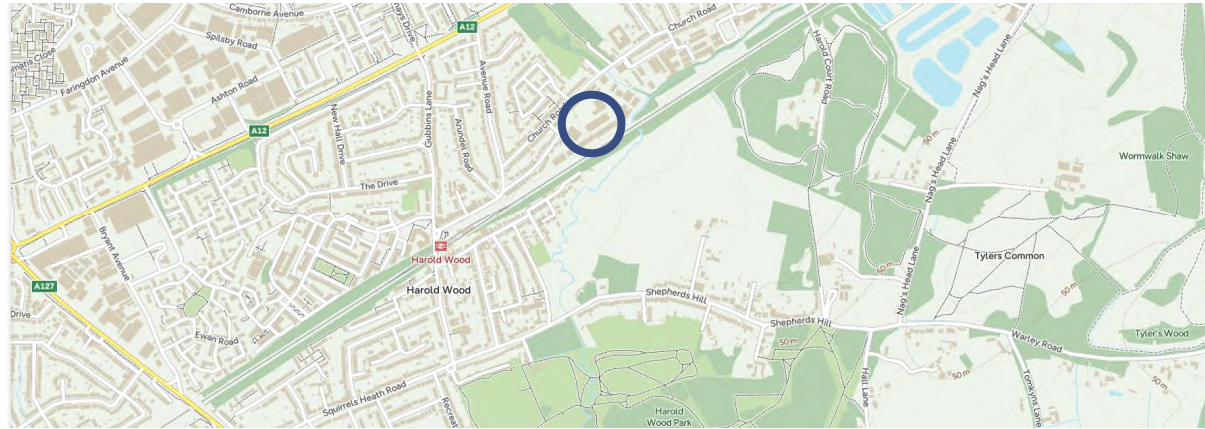


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