

Unit 6 Bolding Hatch Business Centre, Bishops Stortford Road, Chelmsford CM1 4LF



To Let

**Detached Refurbished
Open Plan Office With
Car Parking**

**695 - 1,345 Sq. Ft.
(65 - 125 Sq. M.)**

- 5 Car Parking Spaces
- Kitchenette and W.C. Facilities
- New LED Lighting and Carpet
- Rural Business Park Location
- Splitting The Unit May Be Considered



- **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



RICS

the mark of
property
professionalism
worldwide

Details

Location

Bolding Hatch Business Centre is located on the A1060, Chelmsford to Bishops Stortford Road. It is approximately 7 miles from Chelmsford City Centre to the east where the mainline station provides frequent direct rail services to London Liverpool Street Station. Motorway links are provided via Junction 8 of the M11 (Stansted Airport) approximately 14 miles to the north-west.

Description

The property is arranged as two open plan office areas, reception area and a meeting room/director's office.

The office has been refurbished and benefits from suspended LED lighting, carpet, WC and kitchenette facilities.

Externally there are 5 allocated car parking spaces.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice on a net internal area basis as follows:

Net Internal Area: 1,345 Sq. Ft. (125.03 Sq. M.)

Services

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

Local Authority

Chelmsford City Council
T: 01245 606 826

Business Rates

The property is entered in the Valuation Office Agency Rating List as follows:

2023 Rateable Value: £18,000
Approx. Rates Payable (2023/24): £9,000.00 pa

Energy Performance Certificate

C-69

Service charge

There is a service charge toward the upkeep of the scheme which is included in the annual rent.

Terms

The unit is available to let on new effective full repairing and insuring terms by way of service charge for a term to be agreed at a commencing rent of £24,000 per annum inclusive of service charge, but exclusive of rates and utilities.

It may be considered to split the unit into two office suites on terms to be agreed. The quoting rent on such basis is available upon application.

VAT

We understand that the property is not elected to VAT.

Legal Costs

Each Party to bear their own legal costs.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

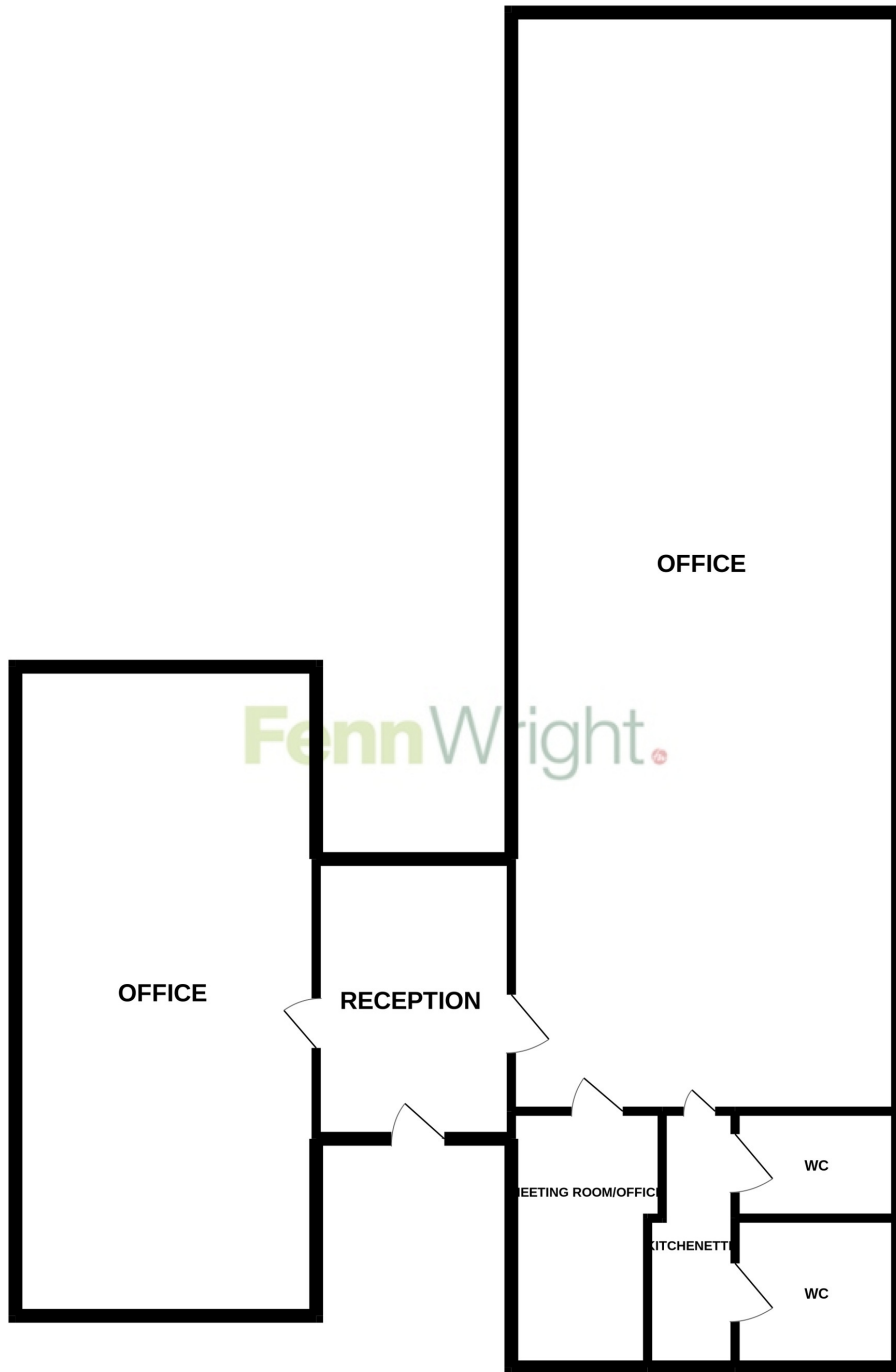
01245 261226

fennwright.co.uk

John Logan jdl@fennwright.co.uk

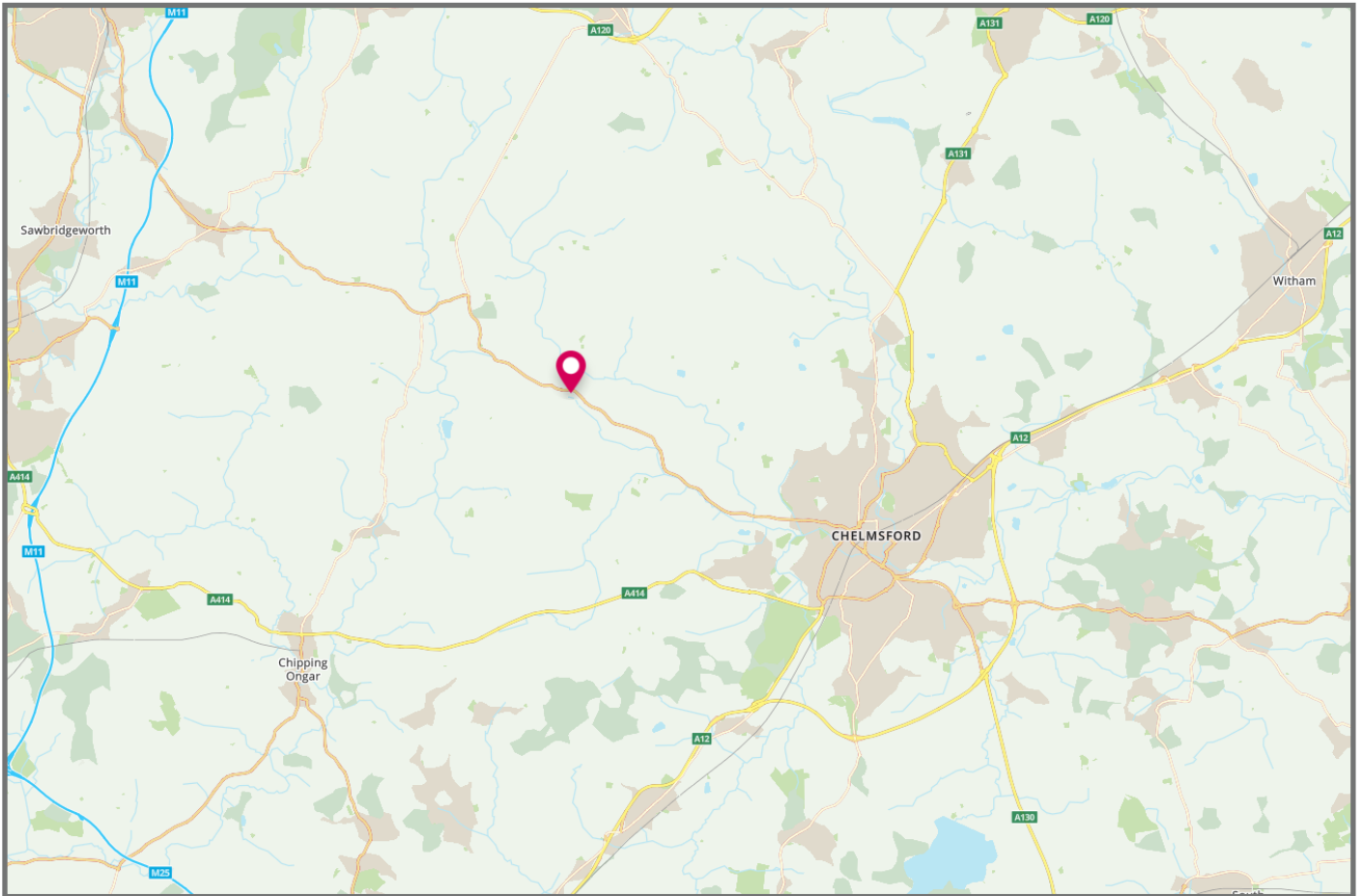
James Wright jw@fennwright.co.uk

Floorplan – Not to scale and for indication purposes only.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For further information

01245 261226

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