

## Small office approx 323sq ft (30sq m) with parking available on flexible inclusive licence terms

### To Let



Suite 10 Rochester House Business Centre  
275 Baddow Road  
Chelmsford CM2 7QA

#### DESCRIPTION:

**Rochester House** is a multi-occupied business centre, ideal for small and new businesses, providing a range of individual office suites of varying sizes which have shared use of kitchen and WC facilities and the benefit of a manned reception, boardroom facilities available for hire by the hour and designated car parking in a private gated car park. The available accommodation, **Suite 10 approx 323sq ft (30sq m)** has the benefit of air conditioning and is located on the first floor overlooking the main entrance and comprises two separate areas. There is currently nil rates payable for those tenants that qualify for small business rates relief. **AVAILABLE NOW**

**RENT:** £400 pcm plus service charge of £250pcm exclusive of VAT

**RATEABLE VALUE:** £3,250 nil rates payable for eligible tenants

**APPROXIMATE SIZE:** 323 sq ft (30.02 sq m) Suite 10 - first floor.

#### LOCATION:

Rochester House, a detached building, is situated in Baddow Road close to its junction with Beehive Lane approximately 1.5 miles from the City Centre.

#### TERMS AND CONDITIONS:

Available on a minimum 12 month Licence at monthly rent of £400 plus a monthly Service Charge of £250 (which covers electricity, air conditioning costs, heating, buildings insurance, maintenance and cleaning of common parts and is reconciled from time to time). Tenant to be responsible for their own business rates. Rent and service charge payable monthly in advance by standing order with a sum equivalent to 2 months rent and service charge plus VAT held by landlord.

#### PARKING:

There is one allocated parking space in the private gated car park.

#### LEGAL COSTS:

The ingoing Licensee will be responsible for a contribution to the landlord's costs for the preparation and administration of the Licence of £150 plus VAT.

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Viewing by appointment