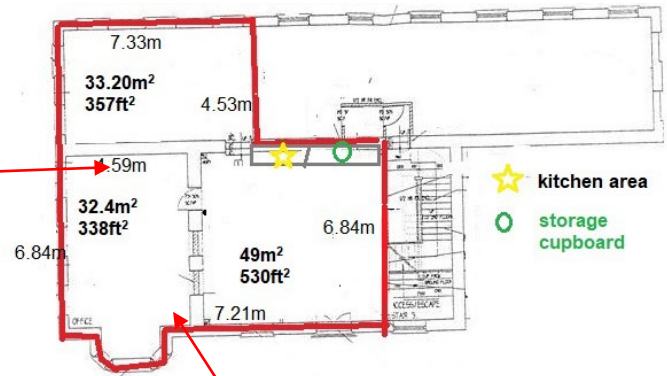


# TO LET – GREAT BADDOW

1st Floor office suite – village location

1,270ft<sup>2</sup> (117m<sup>2</sup>) approx. with parking

**ROBERT DEWAR ASSOCIATES**  
**01245 350160**



## Suite A 1<sup>st</sup> floor 47 Church Street Great Baddow CM2 7JA

### DESCRIPTION:

Suite B is located on the 1<sup>st</sup> floor of the former Baddow Brewery which is a Grade II Listed building. The office comprises 3 separate areas with good natural light, it benefits from gas central heating via radiators. The suite also has its own kitchenette and storage/IT area. There are shared male and female WCs. The office benefits from many large windows that overlook both the front side and rear of the building facing on to Church Street. The offices are separately metered for electricity and gas usage but there is a service charge in the building for the common parts. Entry is via the car park area at rear of the building with each suite having an intercom system. The EPC rating is C71

**RENT:** £1,500pcm plus VAT and service charge  
**RATEABLE VALUE:** £17,500 rates payable 23/24 approx £8,750

**LOCATION:** The building is situated on the norther side of Church Street – approximately 1.5miles from Chelmsford City Centre and providing good access to A130/A12 with links to the M25 (J28), the M11 and Stansted Airport.

### TERMS AND CONDITIONS:

Available on a new full repairing and insuring lease for a term to be agreed. Tenant to be responsible for business rates. Service charge includes: buildings insurance, water and sewage charges and common parts electricity and common parts cleaning. Full details on application. Electricity and gas usage in each office is separately metered

### PARKING:

2 allocated spaces in the private on site car park with other car parking in surrounding streets.

**LEGAL COSTS:** Each party to be responsible for their own legal costs

**VIEWING:** By appointment with Robert Dewar Associates **01245 350160**

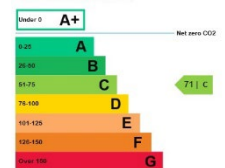
**204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB**

**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.



### Energy efficiency rating for this property

This property's current energy rating is C.



**Zoopa**

