

TO LET – ONGAR

Rural location with parking

Ground Floor Office Suite

approx. 450ft² (41.81m²)



Suite 4/5 Fyfield Business Centre

Fyfield Business Park Fyfield Road Ongar CM5 0GN

DESCRIPTION:

The Fyfield Business & Research Park which was first developed as a centre for research some 50 years ago has recently entered a new phase with part of the site now being developed by Bovis Homes. The commercial element remaining includes the Fyfield Business Centre and the Dalton Business Centre both of which offer office accommodation for small or new businesses. Currently available in the **Fyfield Business Centre** is **Suite 4/5 approx 450ft² (41.81m²)** which is located at the rear of the building with windows overlooking 2 aspects. The space, will be offered newly decorated and recarpeted also benefits from 2 entrance doors, suspended ceilings with LED Lighting and existing CAT5 wiring and server box which is still in position. Ideal for a small or new business. There are shared kitchen and WC facilities and free use of Meeting Room. EPC rating is C73. Available now

RENT: £1,200pcm plus VAT & business rates if applicable

RATEABLE VALUE: £8,000 nil business payable for tenant eligible for SBRR

LOCATION:

Fyfield Business Park lies in picturesque surroundings on the outskirts of Ongar on the B184 approx 1 mile from the Four Wantz Roundabout. Sited close to the A414, the Business Park is situated between Harlow to the West and Chelmsford to the East conveniently located only 5 miles from the M11 (Junction 7).

TERMS AND CONDITIONS:

Available on flexible all-inclusive terms (rent, water rates, heating, electricity, cleaning of common parts, service charge). Tenant to be responsible for their own telephone/broadband connection and charges. At the end of occupation, the tenant to re-decorate and re-carpet the suite. Each party to be responsible for their own legal costs.

PARKING: 4 car parking spaces to be allocated in car park adjacent to the building.

VIEWING:

By appointment: call 01245 350160 or email sue@robertdewar.co.uk

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