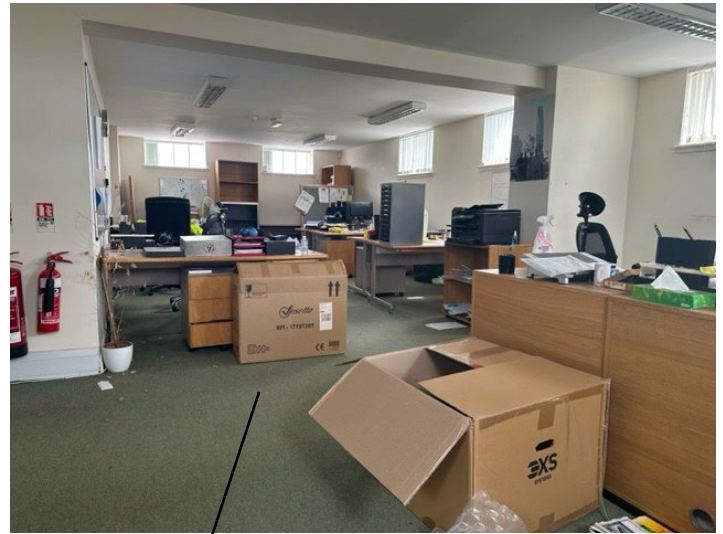


TO LET – GREAT BADDOW

Suite B 2nd floor office suite – village location

790ft² (71m²) approx with parking

ROBERT DEWAR ASSOCIATES
01245 350160



Suite B 2nd floor 47 Church Street Great Baddow CM2 7JA

DESCRIPTION:

The available space is located on the 2nd floor of the former Baddow Brewery which is a Grade II Listed building. The L-shaped office offers approx. 790ft² (71m²) of office space with good natural light. The 2nd floor suite benefits from gas central heating via radiators. There are shared male and female WCs. The office overlooks the front, side and rear of the building which fronts 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: £955pcm plus VAT and service charge
RATEABLE VALUE: £11,250 nil rates payable for eligible tenant

LOCATION: The building is situated on the norther side of Church Street – approximately 1.5 miles from Chelmsford City Centre and provides 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 approx. £165pcm includes: buildings insurance, water and sewage charges and common parts electricity and common parts cleaning. Full details on application. Electricity and gas use in each office is separately metered.

PARKING: 1 allocated space 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

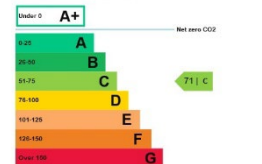
VIEWING: By appointment with Robert Dewar Associates **01245 350160**
204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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.



Properties are given a rating from A+ (most efficient) to G (least efficient). Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

