

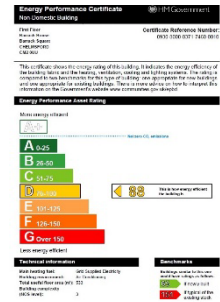
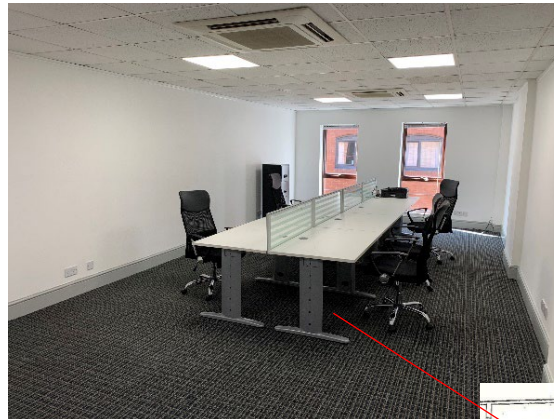
TO LET - Chelmsford City Centre

Air con office suite – part furnished

471ft² (44m²) on inclusive flexible terms



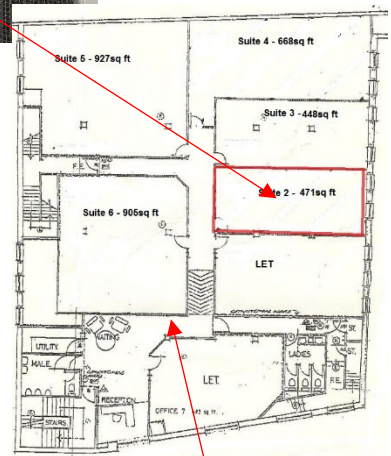
**Available now *Use of meeting room * Nil business rates for eligible tenant*



Suite 2 Barrack House Business Centre Barrack Square Baddow Road CM2 0UU

DESCRIPTION:

Barrack House Business Centre is situated on the 1st floor level. There are 7 offices off a central corridor with reception area, meeting room for use of all tenants, kitchen facilities and male & female WCS. The premises are secure with entry phone system from main entry door to individual rooms. The available office is **Suite 2 approx 471ft² (44m²)**, part furnished, overlooking the side of the building, comprises a large open plan area with good natural light. The suite has recently been re-decorated, is carpeted, has a suspended ceiling with LED lighting and has air-conditioning/heat exchange system. Available on Easy in Easy out licences and occupation can be within 48 hours if required. Ideal for small or start up business. EPC rating C - 88. Nil rates payable for tenant eligible for small business rates relief discount.



RENT: £231pw payable at £1,000pcm plus VAT
RATEABLE VALUE: £8,700 Nil rates payable for tenant eligible for small business rates relief (SBRR)

LOCATION:

Barrack Square is located at the junction of Moulsham Street and Baddow Road where Pizza Express is located. The entrance to the Business Centre is on the corner of Barrack Square and Friars Walk opposite the side of the Quadrant Store.

TERMS AND CONDITIONS:

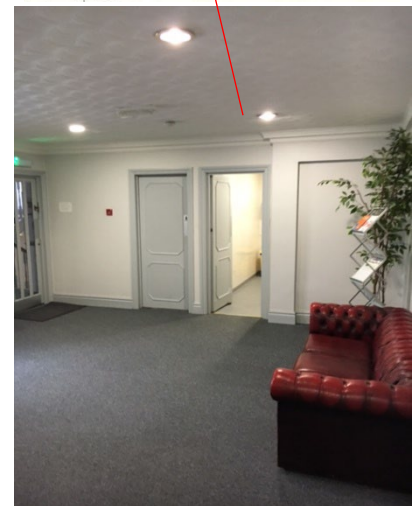
Available on flexible terms INCLUSIVE of rent, service charge, buildings insurance, heating, lighting, small power and cleaning of common parts. Tenant to be responsible for installation of their own telephone/data lines.

PARKING:

Long and short stay parking is available in the vicinity. Close to Parkway and the Park & Ride bus stops.

VIEWING:

Strictly by appointment with Robert Dewar Associates on **01245 450160** or email sue@robertdewar.co.uk



204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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