

**TO LET – Self-contained ground floor offices**  
**Rural location of East Hanningfield**  
**2,575ft<sup>2</sup> (239m<sup>2</sup>) approx. – available now**



**Atlantic House The Tye, East Hanningfield, Chelmsford CM3 8BY**

**DESCRIPTION:**

Atlantic House, a self-contained suite of offices of approximately 2,400ft<sup>2</sup> which offers:

- Attractive entrance foyer
- Large open plan office
- 6 individual offices
- Board room
- Kitchen
- Breakout area

The offices all have good natural light, are well presented, carpeted, have suspended ceilings, window blinds, and gas central heating via radiators. EPC rating C-62.

**RENT:**

£24,000pax

**LOCATION:**

The property is in East Hanningfield which is situated approximately 7 miles to the southeast of Chelmsford and 4 miles to the northwest of South Woodham Ferrers. Good vehicular access to both the A12 and A127 via the A130. The village benefits from a public house, restaurant and village shop with a post office.

**TERMS AND CONDITIONS:**

The premises is available on new full repairing and insuring lease for a term be agreed.

**PARKING:**

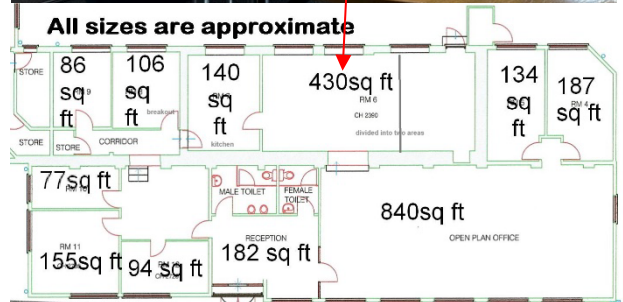
Excellent parking in private gated car park which is located close to the building.

**VIEWING:**

**By Appointment with Robert Dewar Associates 01245 350160**

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

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This property's energy rating is C.

