

TO LET – FYFIELD, ONGAR

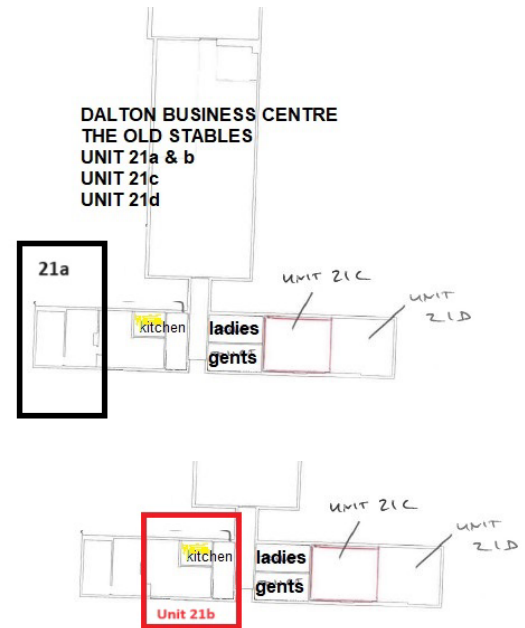
2 small units

398ft² (36.97m²) & 432ft² (40.13m²)

Ground floor inclusive terms



Unit 21A and Unit 21 B, The Old Stables 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.

The converted stables, were until recently combined but now they are available as two small units both of which have rateable values where eligible tenants will not have to pay business rates via small business rates relief. Unit 21b has a kitchenette and if required a tea point can be installed in Unit 21a. Both units have use of shared WC facilities. EPC rating is D– 82

Unit 21a	398ft ² (36.97m ²)	Rent: £687.50pcm plus VAT	Rateable Value: £7,500
Unit 21b	432ft ² (40.13m ²)	Rent: £812.50pcm plus VAT	Rateable Value: £8,200

PARKING:

Each unit has 2 allocated car parking spaces.

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 inclusive terms (rent, water & sewage, heating, refuse collection, cleaning of common parts, estate service charge). The Unit is separately metered for electricity consumption. 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.

VIEWING:

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

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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