

# TO LET - Modern Offices

## 450ft<sup>2</sup> (41m<sup>2</sup>)<sub>approx</sub>

### Ground Floor

### Rural location – use of meeting rooms



## Office 18 Old Park Farm Business Centre Ford End Chelmsford CM3 1LN

### DESCRIPTION:

Part of the Whitbread's Business Centres, Old Park Farm Business Centre, comprises of 21 units from 183ft<sup>2</sup> to 1,000ft<sup>2</sup>. Surrounded by beautiful green countryside. Old Park Farm Business Centre has been created from a redundant agricultural building into an attractive, modern office complex. Wherever possible heat for the premises is from ground source heating systems, clever technology which draws heat from the ground reducing the demand for fossil fuels. Also in use are solar trackers which enables the maximisation of the amount of energy derived from the sun. Tenants have access to a separate ground floor meeting room located off the Courtyard as well as a 1<sup>st</sup> floor meeting room in the main building.

**Office 18 (approx 450ft<sup>2</sup>)** is an attractive ground floor office with windows overlooking both the courtyard and farm land. The main area of office approx. 5.6m x 4.65m with a private office approx. 2.75m x 4.65m and benefits from its own kitchenette with shared use of WC's in the common parts. Separately metered for electricity the office is also ideal for a small business as nil business rates applicable for eligible tenants. The EPC rating is B – 43.

**RENT:** £1,225pcm plus VAT and electricity  
**RATEABLE VALUE:** £7,600 nil rates payable for eligible tenant

### LOCATION:

Old Park Farm Business Centre is located in Ford End off the B1008 approx 20 minutes from Chelmsford, Dunmow and Stanstead Airport. Also, conveniently close to M11 for easy access to London and Cambridge.

### TERMS AND CONDITIONS:

Available on 3 year flexible all-inclusive licence terms to include rent, Cleaning of Common Parts, Maintenance, Refuse Collection, Buildings Insurance, Water & Sewage Costs, Common Parts Electricity, Heating, access to a Conference Room (limited use) and access to communal breakout area for informal meetings. Tenant to be responsible for organising their own telephone/data lines, payment of electricity used in office (separately metered) and payment of business rates if applicable. Rent deposit required.

**PARKING:** There is ample onsite parking for tenants and visitors.

### VIEWING:

By Appointment with Robert Dewar Associates– 01245 350160 or [sue@robertdewar.co.uk](mailto:sue@robertdewar.co.uk)

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