

**TO LET – FORD END near CHELMSFORD**  
**RURAL LOCATION – STORAGE/WAREHOUSE**  
**4,450ft<sup>2</sup> (413.37m<sup>2</sup>) approx**



**Solar Barn Old Park Farm**  
**Ford End Chelmsford CM3 1LN**

**DESCRIPTION:**

The Solar Barn, is a recently renovated building located at Old Park Farm and Dutch Barn business complex. The building is 33m wide with a depth of 12m is ideal as a workshop (not car repairs), warehouse or storage use. The roof is slanting with a minimum height of 3m at the rear of the building rising to approx 6m at the front. Internally there is an area divided off for an office which has a window overlooking the front of the building. The property has pedestrian door as well as a 5m x 6m roller shutter door. The EPC rating is B28. Available Now

**RENT:** £2,780 pcm plus VAT

**RATEABLE VALUE:** £23,250 rates payable approx £11,625 (2024/25)

**LOCATION:**

The Solar Barn is located behind the Dutch Barn Business Centre at Old Park Farm at Ford End on the B1008 approx 20 minutes from Chelmsford, Dunmow and Stanstead Airport. Also conveniently close to M11 for easy access to London and Cambridge. The red line on the adjacent map indicates vehicular access from B1008. Blue line for larger vehicles via Lawn Hall Chase a few hundred metres on from the main entrance.



**TERMS AND CONDITIONS:**

Available on a new 3 year lease terms to include; rent, Buildings Insurance, Water Rates, access to a Conference Room (limited use) in Old Park Farm Business Centre for informal meetings. Tenant to be responsible for organising their own telephone/data lines and payment of business rates and electricity usage and recycling/refuge removal.



**PARKING:**

Ample onsite parking

**VIEWING:**

By appointment with Robert Dewar Associates 01245 350160

**204a New London Road Chelmsford CM2 9AB**

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