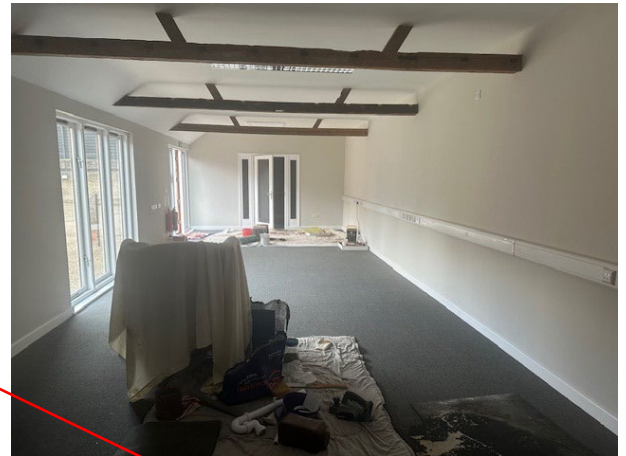


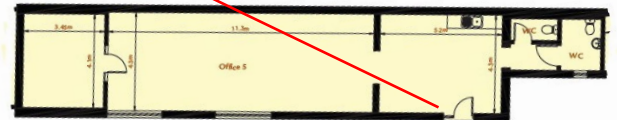
# TO LET - Office approx 1,029ft<sup>2</sup> (95.6m<sup>2</sup>) Outskirts of Chelmsford off A131



## Unit 5 Whitbread's Business Centre Chatham Green Chelmsford CM3 3FE

### DESCRIPTION:

Chatham Green, the first development undertaken by Whitbreads Business Centres, is a stunning collection of nine offices which range from 200 to 1,500sq ft. High quality professional planning, designing, and labour went into making this group of redundant agricultural buildings into a beautiful, fully functioning, office complex. Heating is via ground source heating systems, clever technology which draws heat from the ground reducing the demand for fossil fuels. Also, solar trackers are used to maximise the amount of energy derived from the sun. **Unit 5** approx. 1,029ft<sup>2</sup> (95.6m<sup>2</sup>) is approx. 23m x 4.3m is offered newly decorated and recarpeted. A self-contained unit which benefits from partitioned office of approx. 152ft<sup>2</sup>, large main open plan area of approx. 523ft<sup>2</sup>, a third area of approx. 240ft<sup>2</sup> which includes a kitchenette. In addition the unit has 2 WC's. This office is ideal for a growing business. Each unit is separately metered for electricity. EPC rating is B27.



**RENT:** £1,800pcm plus VAT payable monthly in advance.

**RATEABLE VALUE:** £14,750 - 8.33% discount on rates payable for tenant eligible for small business rates relief

### LOCATION:

Chatham Green is located off the A131 Braintree Road and are located approximately 6.5 miles north of Chelmsford and 7 miles south of Braintree. There is excellent road links to the A130, A12 and A120 being within proximity to the site.

### TERMS AND CONDITIONS:

Available on a 3-year lease to include; rent, cleaning of common parts, maintenance, refuse collection, buildings insurance, water rates/sewage charges, and common parts electricity. The tenant is to be responsible for organising their own telephone/data lines, payment of electricity used in office (separately metered) and payment of business rates. There is a rent deposit required.

**PARKING:** There is ample on site parking

**VIEWING:** By appointment with Robert Dewar Associates - 01245 350160

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

**DISCLAIMER:** No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

