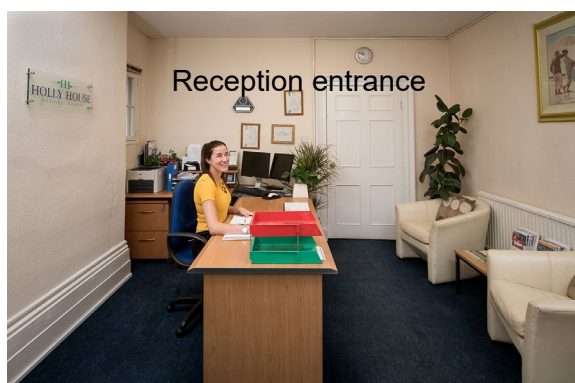


CHELMSFORD - TO LET

Ground floor office suite

approx 194ft² (18m²) – inclusive terms



Suite 1a Holly House Business Centre

220-224 New London Road Chelmsford CM2 9AE

DESCRIPTION:

Ideal for a small or new business, Holly House Business Centre offers 12 suites all of which have the benefit of free WIFI and use of a small ground floor meeting room. The available accommodation, **Suite 1a approx. 194ft² (18m²)** is located on the ground floor at the front of the building. There is free WIFI available but dedicated high speed fibre data line (160mbps) and dedicated phone lines are available. EPC rating D 100. Direct entry phone system to each separate office.

- Free Wifi
- No hidden charges
- 24hr access
- Free use of conference room
- Telephone/high speed fibre connection available
- Close to City Centre
- No Vat applicable
- Inclusive monthly rental
- Car parking space
- Nil business rates for eligible tenant

RENT: £575pcm – no VAT

RATEABLE VALUE: £3,600 nil rates payable for eligible tenant

LOCATION:

Situated in New London Road opposite Oaklands Park close to the Miami Roundabout approx 1 mile from Chelmsford City Centre with easy access to junction 15 of the A12 via Three Mile Hill and the A414 which connects with the M11.

TERMS AND CONDITIONS:

The offices are available, subject to contract, on a 2 year term to include rent, cleaning of common parts, refuse collection, electricity, heating, water & sewage, building maintenance and use of meeting room. Tenant's telephone/data lines can be accommodated inhouse at extra competitive cost. Tenant to organize their own contents insurance. Tenant to be responsible for payment of business rates if applicable.

PARKING:

There is a private car park at the rear of the building –1 car parking space is allocated to Suite 1a.

LEGAL COSTS:

Tenant to be responsible for £250 plus VAT Licence administration charge – one off payment. Renewals covered by initial charge.

VIEWING:

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

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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