

# TO LET

## Small First Floor Office with parking

### 100ft<sup>2</sup> (9m<sup>2</sup>) – available now

### Ideal for small or new business



## Office 5 First floor, The Generals Business Centre, Main Road Boreham CM3 3HJ

### DESCRIPTION:

The property comprises part of the ground and first floor of a period Grade 2 Listed farmhouse formerly a Coaching Inn known as The Generals which is now run as a small business centre with 7 individual offices with shared kitchen and WC facilities. **Office 5 approx 100ft<sup>2</sup> (9m<sup>2</sup>)** is a small first floor office overlooking the side of the building. The room is available now having been recently re-decorated.



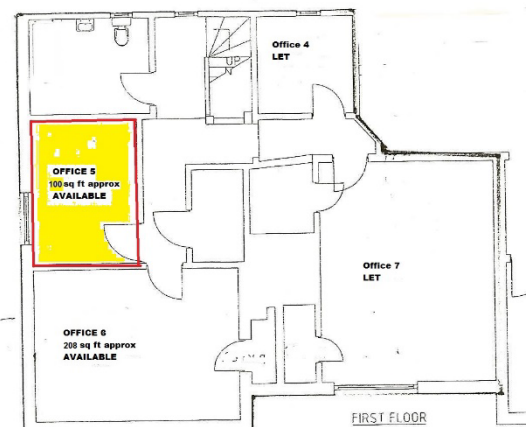
**RENT:** £350pcm no VAT

### LOCATION:

The Generals is prominently located at the Boreham Interchange (junction 19) on the A12 trunk road. The property is sited close to a Premier Lodge Hotel and The Grange Public House and restaurant. McDonalds, BP Garage with M & S, Sainsburys & The Lion are within a few minutes drive.

### TERMS AND CONDITIONS:

The accommodation is to be let on flexible licence terms. The monthly rent, payable in advance, is inclusive of all running costs of the building. The tenant is to arrange for installation of their own telephone/data lines and costs. A rent deposit of £700 is required.



**PARKING:** Ample on site parking

**LEGAL COSTS:** Tenant to pay £250 plus VAT for the preparation of the Licence

**VIEWING:** By appointment: call 01245 350160 or email [sue@robertdewar.co.uk](mailto:sue@robertdewar.co.uk)

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