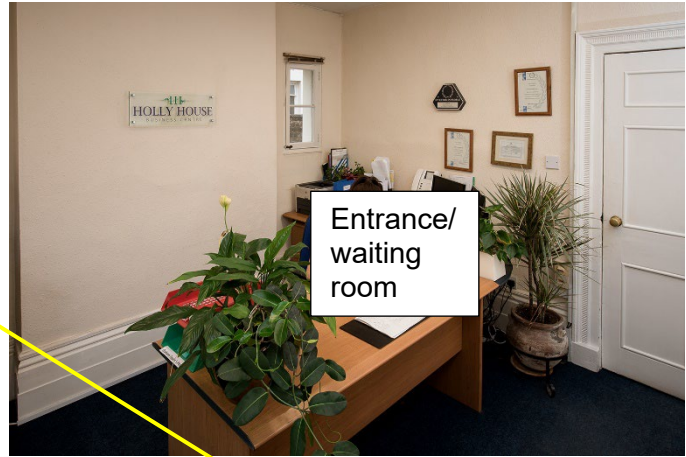


# CHELMSFORD - close to city centre

## To Let – small ground office

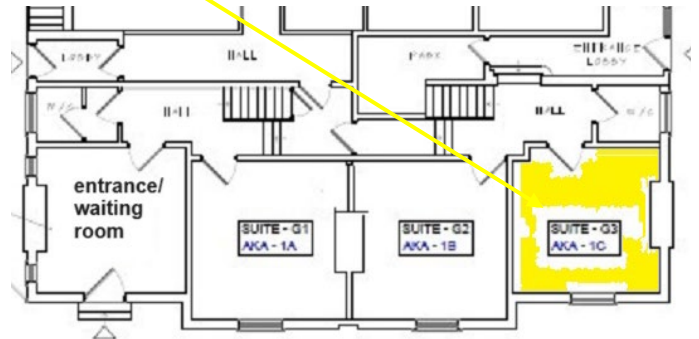
approx 164ft<sup>2</sup> (15.24m<sup>2</sup>) – all inclusive terms



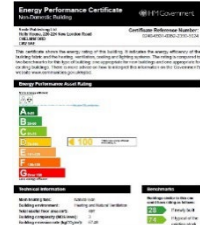
### Suite G3 Ground floor Holly House Business Centre 220-224 New London Road CM2 9AE

#### DESCRIPTION:

Ideal for a small or new business, Holly House Business Centre offers 15 suites over 3 floors, all of which have the benefit of free WIFI and use of a ground floor meeting room. The available accommodation, **Suite G3 approx. 164ft<sup>2</sup> (15.24m<sup>2</sup>)** is located on the ground floor, a small office with window overlooking the front of the building as indicated on the floor plan. There is free WIFI available but dedicated high speed fibre data line (160mbps) and dedicated phone lines are available. The suite is assessed for business rates to enable eligible tenants to take advantage of any small business rates relief applicable. EPC rating D 100. There is visitor parking at the building.



- Free Wifi
- No hidden charges
- 24hr access
- Free use of conference room
- Competitive telephone/high speed fibre connection
- All-inclusive monthly rental
- Entry door system direct to each office
- 1 parking space
- Visitor space
- Close to City Centre
- No Vat applicable



**RENT:** £575pcm – no VAT

**RATEABLE VALUE:** £3,050 - 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 an initial two year term on a fully serviced basis 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 in house at extra competitive cost. Tenants to organize their own contents insurance.

#### PARKING:

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

**LEGAL COSTS:** Tenant to be responsible for £250 plus VAT Licence administration charge

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

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

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