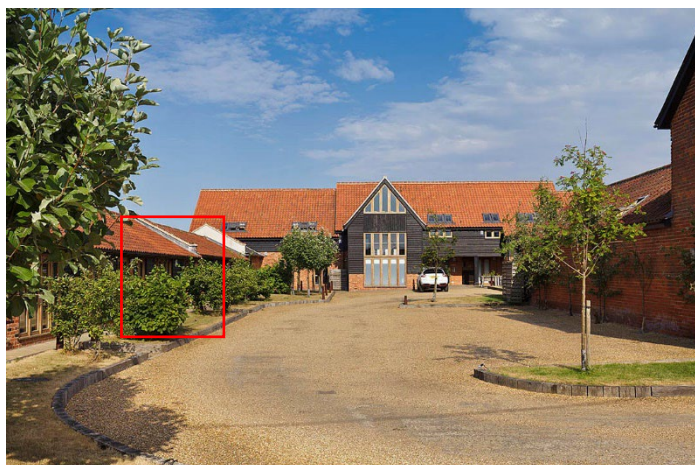


TO LET - Modern Offices – Ford End

611ft² (56m²)_{approx}

Ground Floor – self contained

Rural location – use of meeting rooms



Unit 11/12 Old Park Farm Business Centre Ford End Chelmsford CM3 1LN

DESCRIPTION:

Part of the Whitbread's Business Centres, Old Park Farm Business Centre, comprises of 21 units from 183ft² to 1,000ft². Surrounded by beautiful green countryside. Old Park Farm Business Centre has been created from a redundant agricultural building into an attractive, modern office complex. Wherever possible heat for the premises is from ground source heating systems, clever technology which draws heat from the ground reducing the demand for fossil fuels. Also in use are solar trackers which enables the maximisation of the amount of energy derived from the sun. Tenants have access to a separate ground floor meeting room located off the Courtyard as well as a 1st floor meeting room in the main building.

Unit 11/12 (approx 611ft²) is an attractive ground floor office suite split into two areas with kitchen and WC between. Overlooking the courtyard the office to the left is approx 198ft² with the main office area, with a valuted ceiling, is located to the right hand side offering approx 413ft². Separately metered for electricity the premises is ideal for a small business as nil business rates applicable for eligible tenants. The EPC rating is B – 41

RENT: £1,730pcm plus VAT and electricity
RATEABLE VALUE: £10,000 nil rates payable for eligible tenant

LOCATION:

Old Park Farm Business Centre is located in Ford End off the B1008 approx 20 minutes from Chelmsford, Dunmow and Stanstead Airport. Also, conveniently close to M11 for easy access to London and Cambridge.

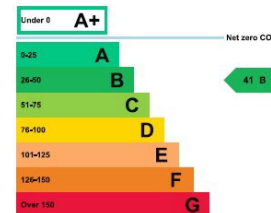
TERMS AND CONDITIONS:

Available on 3 year flexible inclusive licence terms to include rent, Cleaning, Maintenance, Refuse Collection, Buildings Insurance, Water & Sewage Costs, Common Parts Electricity, Heating, access to a Conference Room (limited use) and access to communal breakout area for informal meetings. Tenant to be responsible for organising their own telephone/data lines, payment of electricity used in office (separately metered) and payment of business rates if applicable. Rent deposit required.

PARKING: There is ample onsite parking for tenants and visitors.

VIEWING:

By Appointment with Robert Dewar Associates– 01245 350160 or sue@robertdewar.co.uk



204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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