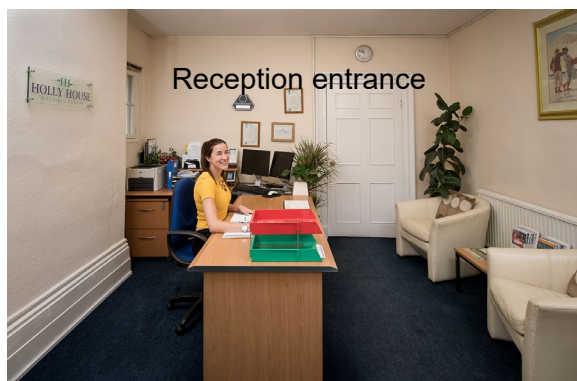


# CHELMSFORD - TO LET

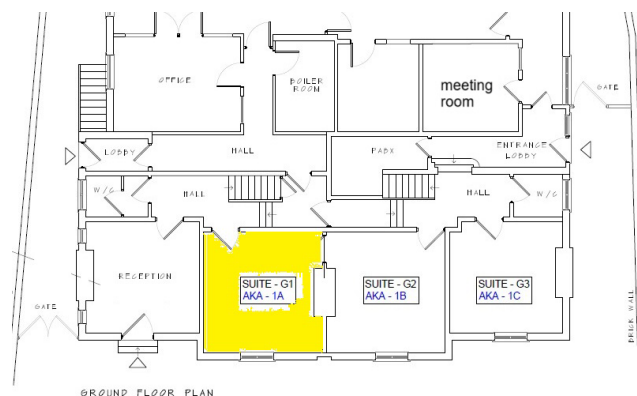
Ground floor office suite – phone entry system  
approx 194ft<sup>2</sup> (18m<sup>2</sup>) – inclusive terms



## Suite G1 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 G1 approx. 194ft<sup>2</sup> (18m<sup>2</sup>)** 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 G1

**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](mailto:sue@robertdewar.co.uk)

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

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