

**TO LET – outskirts of ONGAR close to M11**  
**RURAL LOCATION - ground floor offices**  
**Approx. 468ft<sup>2</sup> (43.47m<sup>2</sup>) on all-inclusive terms**



**Suite D Dalton Business Centre**  
**Fyfield Business Park Fyfield Road Ongar CM5 0GN**

**DESCRIPTION:**

The Fyfield Business & Research Park which was first developed as a centre for research some 50 years ago has recently entered a new phase with part of the site have been developed by Bovis Homes. The commercial element remaining includes the Fyfield Business Centre and the Dalton Business Centre both of which offer office accommodation for small or new businesses. Currently available in the Dalton Business Centre is **Suite D**. This ground floor suite, with good natural light, offers approx 468ft<sup>2</sup> (43.47m<sup>2</sup>) of office space which currently has 3 separate offices areas that were installed by the previous tenant. The suite has use of shared kitchen and male and female WC facilities. The premises has an EPC rating of D-84. Suite D is available now.

**RENT:** £1,170 pcm plus VAT

**RATEABLE VALUE:** included in the rent

**PARKING:**

2 dedicated spaces adjacent to the office and 2 allocated spaces in main car park.

**LOCATION:**

Fyfield Business Park lies in picturesque surroundings on the outskirts of Ongar on the B184 approx 1 mile from the Four Wantz Roundabout. Sited close to the A414, the Business Park is situated between Harlow to the West and Chelmsford to the East conveniently located only 5 miles from the M11 (Junction 7).

**TERMS AND CONDITIONS:**

Available on flexible all-inclusive terms (rent, business rates, water rates, heating, electricity, cleaning of common parts, service charge). Tenant to be responsible for their own telephone/broadband connection and charges. At the end of occupation, if required, the tenant is to re-decorate and re-carpet the suite.

**LEGAL COSTS:**

Each party to be responsible for their own legal costs.

**VIEWING:**

By appointment with Robert Dewar Associates - **01245 350160**

**204a New London Road Chelmsford CM2 9AB**

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