

**TO LET – FYFIELD, ONGAR OFFICE**  
268ft<sup>2</sup> (24m<sup>2</sup>) on inclusive terms  
Ground floor- Ideal for a new or small business  
Free meeting room



**Suite 6 Fyfield Business Centre**  
**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 now being 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 **Fyfield Business Centre** is **Suite 6, 268ft<sup>2</sup> (24m<sup>2</sup>)** ideal for a small or new business. There are shared kitchen and WC facilities and free use of Meeting Room. The all-inclusive rent is paid monthly with nil business rates payable for eligible tenant. EPC rating is C – 72.



**RENT:**

£750pcm plus VAT

**RATEABLE VALUE:**

£4,950 - nil rates via SBRR eligible tenant

**PARKING:**

2 car parking spaces in fenced and gated 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, 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. Each party to be responsible for their own legal costs.

**VIEWING:**

By appointment with Robert Dewar Associates - 01245 350160



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

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