

GREAT BADDOW office suite

TO LET – village location – attractive building

750ft² (69m²) approx with parking

ROBERT DEWAR ASSOCIATES
01245 350160



Suite A 2nd floor 47 Church Street Great Baddow CM2 7JA

DESCRIPTION:

The available space is located on the 2nd floor of the former Baddow Brewery which is a Grade II Listed building. The suite offers approx. 750ft² (69m²) of office space with good natural light. The 2nd floor suite benefits from gas central heating via radiators. There are shared male and female WCs. The office overlooks the front and side of the building which fronts onto Church Street. The space is separately metered for electricity and gas usage but there is a service charge in the building for the common parts. Entry is via the car park area at rear of the building with each suite having an intercom system. The EPC rating is C71.

RENT: £910pcm plus VAT and service charge

RATEABLE VALUE: £7,800 nil rates payable for eligible tenant

LOCATION:

The building is situated on the norther side of Church Street – approximately 1.5 miles from Chelmsford City Centre and provides good access to A130/A12 with links to the M25 (J28), the M11 and Stansted Airport.

TERMS AND CONDITIONS:

Available on a new full repairing and insuring lease for a term to be agreed. Tenant to be responsible for business rates. Service charge approx. £150pcm tbc includes: buildings insurance, water and sewage charges and common parts electricity and common parts cleaning. Full details on application. Electricity and gas use in each office is separately metered.

PARKING:

1 allocated space in the private on-site car park with other car parking in surrounding streets.

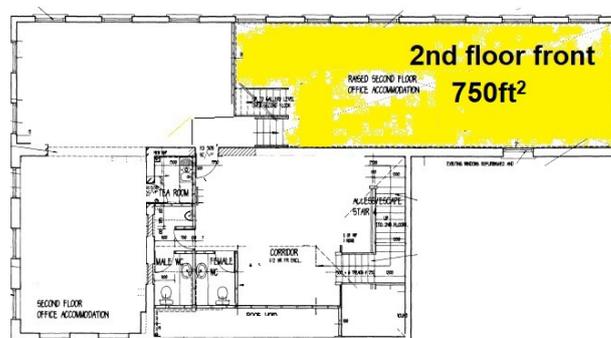
LEGAL COSTS:

Each party to be responsible for their own legal costs

VIEWING: By appointment with Robert Dewar Associates **01245 350160**

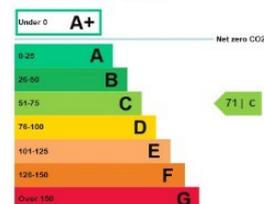
204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient). Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

