



Suite 5 Second Floor Banters House
Banters Lane Business Park
Main Road Great Leighs CM3 1QX

DESCRIPTION:

Banters House is a modern detached three storey office building which is sited at the entrance to the Business Park. Suite 5, approx 418ft² (38.83m²) is a second floor office which offers an open plan area plus a separate office. Shared kitchen and WC facilities. There is a lift which benefits the building. EPC Rating C73. Available now

RENT: £850 pcm plus VAT
SERVICE CHARGE: £130 pcm plus VAT
RATEABLE VALUE £7,600 nil rates payable for eligible tenant

LOCATION:

Banters Lane Business Park is a modern business park located on Main Road, close to the junction with the A120 to the north of Great Leighs village. The A120 provides access to the M11, Stansted Airport and Chelmsford, approximately 10 miles away. Crossing Mainline Station is approximately 4 miles away with the new. Beaulieu Park Mainline Station 8 miles distant with London Liverpool Street journeys under 1 hour.

CAR PARKING:

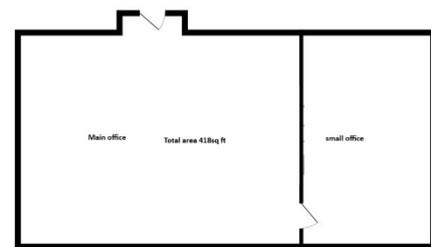
On site car parking

TERMS AND CONDITIONS:

Available on a new lease/licence on terms to be agreed. A rent deposit will be required. There is a service charge for running of the common parts of the building. Full details available on application. Tenant to be responsible for their own telephone/broadband connection and charges. Each party to be responsible for their own legal costs.

VIEWING:

By appointment: call 01245 350160 or email sue@robertdewar.co.uk



Suite 5, Second Floor

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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