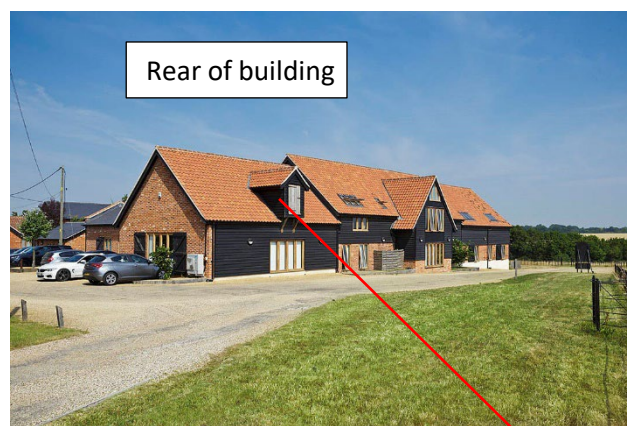




Unit 19 Dutch Barn Business Centre Old Park Farm Ford End Chelmsford CM3 1LN

DESCRIPTION: Part of the Whitbread's Business Centres portfolio, Old Park Farm Business Centre comprises 21 high-quality office units ranging from 183ft² to 1,000ft² set within beautiful green countryside.

Created from a former agricultural building, the centre has been thoughtfully converted into an attractive, modern office complex. Sustainability is at the heart of the development, with heating provided where possible by ground source heat pumps that draw natural warmth from the ground, significantly reducing reliance on fossil fuels. Solar trackers are also in use, maximising the energy generated from the sun.

A diverse mix of tenants creates a genuine business community, offering excellent opportunities for networking and collaboration. Tenants benefit from access to a ground floor meeting room located off the courtyard, as well as a first-floor meeting room within the main building.

Available now is Unit 19 (approx 583ft²) is an attractive first floor office with windows on two elevations overlooking both farmland and the courtyard. The suite has its own kitchenette but shares WC's located on the 1st floor. Separately metered for electricity the premises is ideal for a small business as nil business rates applicable for eligible tenants. The EPC rating is B.

RENT: £1,430 pcm plus VAT

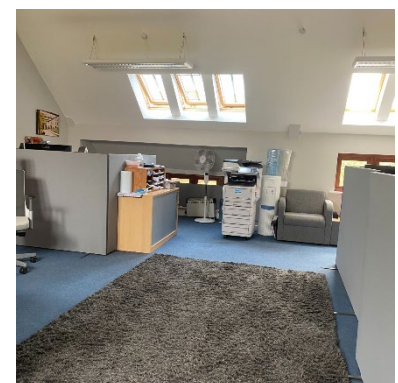
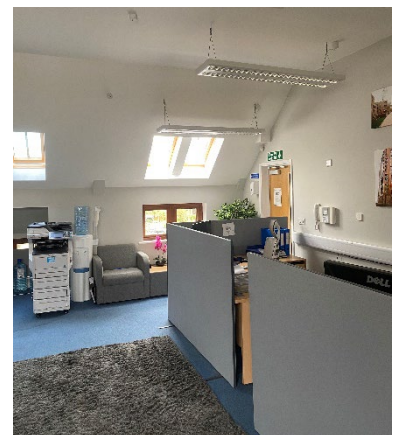
RATEABLE VALUE: £10,000 nil rates payable for eligible tenant

LOCATION: Old Park Farm Business Centre is located in Ford End, just off the B1008, approximately 20 minutes from Chelmsford, Great Dunmow and Stansted Airport. The centre also benefits from proximity to the M11, providing easy access to London and Cambridge.

TERMS AND CONDITIONS: Available on flexible all-inclusive licence terms to include rent, Cleaning of Common Parts, Maintenance, Refuse Collection, Buildings Insurance, Water & Sewage Costs, Common Parts Electricity, Heating, access to a Conference Room (limited use) and access to communal breakout area for informal meetings. Tenant to be responsible for organising their own telephone/data lines, payment of electricity used in office (separately metered) and payment of business rates if applicable. Rent deposit required.

PARKING: There is ample on site parking for tenants and visitors.

VIEWING: By Appointment with Robert Dewar Associates– 01245 350160



204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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