



**Unit 3 Dutch Barn Business Centre**  
**Old Park Farm Ford End Chelmsford CM3 1LN**

**DESCRIPTION:**

Part of the Whitbreads Business Centres portfolio, Old Park Farm Business Centre comprises 21 high-quality office units ranging from 183ft<sup>2</sup> to 1,000ft<sup>2</sup>, 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.

**Unit 3 (nia approx 662ft<sup>2</sup>)** an attractive ground floor office is situated in the U-shaped block off a courtyard at the rear of main building. The premises consists of a main area approx. 8.5m x 4.7m, a separate office of 2.8m x 4.7m, a WC and kitchenette and store cupboard. The unit, which is separately metered for electricity, is also ideal for a small business as nil business rates applicable for eligible tenants. The office is available from April 2026 The EPC rating is B44

**RENT:** £1,615pcm 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 close 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.

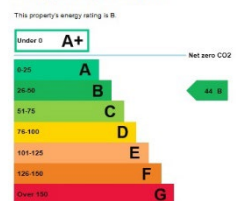
**VIEWING:** By Appointment with Robert Dewar Associates– 01245 350160

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

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**Energy rating and score**



Properties get a rating from A+ (best) to G (worst) and a score.  
The better the rating and score, the lower your property's carbon emissions are likely to be.