



Suite D Dalton Business Centre Fyfield Business Park 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 having been developed by Bovis Homes. The commercial element remaining includes the Fyfield Business Centre and the Dalton Business Centre/The Old Stables both of which offer office accommodation for small or new businesses.

Currently available in the Dalton Business Centre is **Suite D**. This ground floor suite, with good natural light, offers approx 468ft² (43.47m²) of office space which currently has 3 separate offices areas that were installed by the previous tenant. The suite has use of shared kitchen and male and female WC facilities. The premises has an EPC rating of D-84.

RENT: £1,170pcm plus VAT

RATEABLE VALUE: included in the rent

PARKING:

2 dedicated spaces adjacent to the office and 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).

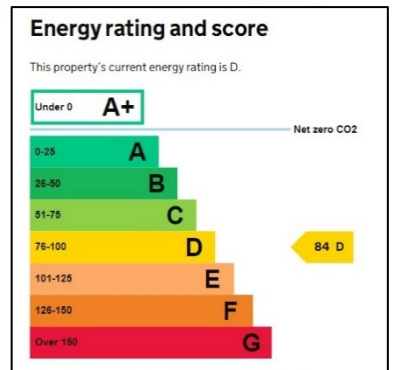
TERMS AND CONDITIONS:

Available on flexible all-inclusive terms (rent, business rates, 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.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VIEWING: By appointment with Robert Dewar Associates - 01245 350160



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