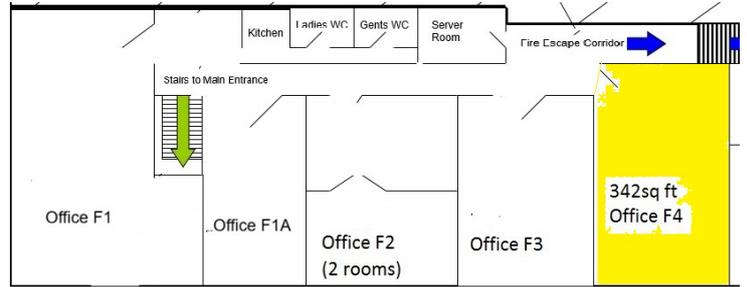


FIRST FLOOR OFFICES TO LET

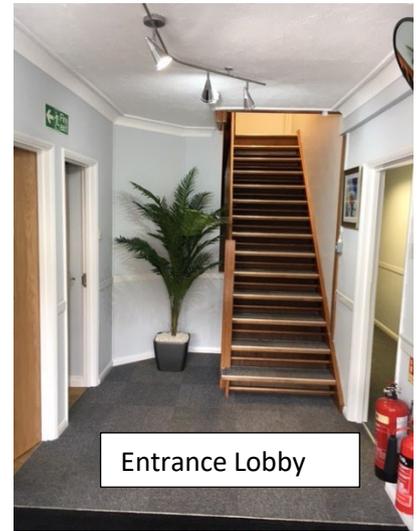
342ft² (31m²) on inclusive terms
Rural location outskirts of Chelmsford
Located on Stock Road (B1008) close to J14 of A12



**Office F4, First floor, The Business Centre
Temple Wood Estate, Stock Road
Chelmsford, CM2 8LP**

DESCRIPTION:

The Business Centre comprises 9 aircon offices suites planned over ground and first floors. There is a meeting room available on the ground floor and shared kitchen and WC facilities on both ground and first floors. This office is ideal for a growing business. Each unit is separately assessed for business rates and there is Small Business Rates Relief with currently nil rates payable for eligible tenants. EPC rating is B 36. Access to the building is via a door entry system with an intercom in each room. There is a high-speed fibre servicing the building however tenants will need to organise their own connection for telephone and data lines.



Entrance Lobby

Currently available on the first floor is:

Office F4 approx. 342sq ft (31sq m) overlooking the front of the building.

RENT: £850pcm plus VAT on inclusive basis payable monthly in advance

RATEABLE VALUE: £5,900 Nil rates payable for tenants eligible for small business rates relief

LOCATION:

Temple Wood Estate is located on the Stock Road (B1008) with junction 16 of A12 being just half a mile distant. The Estate is also on the 300 bus route (Chelmsford to Basildon via Stock and Billericay).



Meeting Room

TERMS AND CONDITIONS:

Available on 3 year leases (outside the 1954 Landlord and Tenant Act) on terms to include; rent, cleaning of common parts maintenance, refuse collection, buildings insurance, water & sewage costs, electricity, heating, access to a ground floor meeting room. Tenant to be responsible for organising their own telephone/data lines and payment of business rates if applicable.

PARKING: 2 allocated car parking spaces per office. Overflow parking available.

VIEWING: By appointment with Robert Dewar Associates - 01245 350160 or sue@robertdewar.co.uk

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

DISCLAIMER: No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavour to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.