



1st Office

**Suite A, 1st floor, 47 Church Street
Great Baddow, Chelmsford CM2 7JA**

DESCRIPTION:

Suite A is located on the 1st floor of the former Baddow Brewery which is a Grade II Listed building. The office comprises 3 separate areas, totaling approx 1,270ft² (117m²) all with good natural light, it benefits from gas central heating via radiators. The suite also has its own kitchenette and storage/IT area. There are shared male and female WCs. The office benefits from many large windows that overlook both the front side and rear of the building facing on to Church Street. The offices are separately metered for electricity and gas usage but there is a service charge in the building for the common parts. Entry is via the car park area at rear of the building with each suite having an intercom system. The EPC rating is C71

RENT: £1,500pcm plus service charge and VAT

RATEABLE VALUE: £18,500 - £9,250 payable from 1.4.26 to 31.3.27

LOCATION:

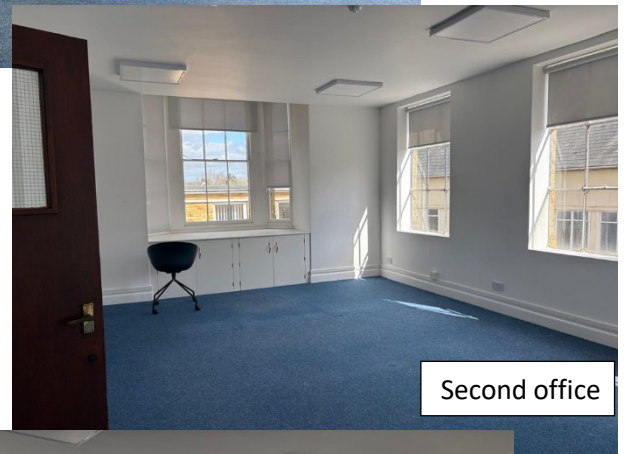
The building is situated on the northern side of Church Street – approximately 1.5 miles from Chelmsford City Centre and provides good access to A130/A12 with links to the M25 (J28), the M11 and Stansted Airport.

TERMS AND CONDITIONS:

Available on a new full repairing and insuring lease for a term to be agreed. Tenant to be responsible for business rates. Service charge includes: buildings insurance, water and sewage charges and common parts electricity and common parts cleaning. Full details on application. Electricity and gas use in each office is separately metered.

PARKING: 2 allocated spaces in the private on-site car park with other car parking in surrounding streets.

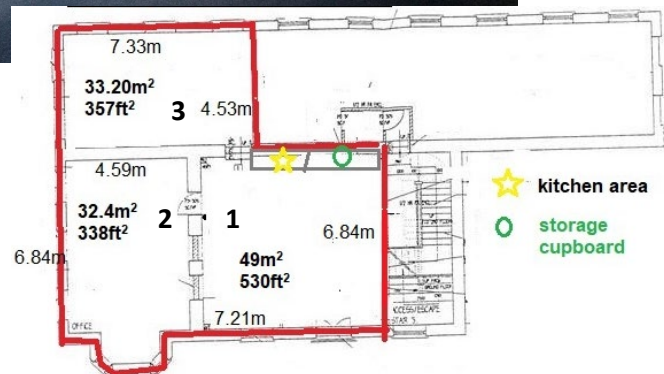
LEGAL COSTS: Each party to be responsible for their own legal costs



Second office



Third office



204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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