



**Offices F1 and F4, First floor  
The Business Centre  
Temple Wood Estate  
Stock Road Chelmsford CM2 8LP**

**DESCRIPTION:**

The Business Centre comprises 9 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 D 77. Access to the building is via a door entry system with monitors 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.

Currently available on the first floor are:

**Office F1** approx. 350ft<sup>2</sup> (35m<sup>2</sup>) - £850pcm plus VAT

**Office F4** approx. 342ft<sup>2</sup> (31m<sup>2</sup>) - £850pcm plus VAT

**RATEABLE VALUE:** Nil rates payable on both offices for tenants eligible for small business rates relief

**LOCATION:**

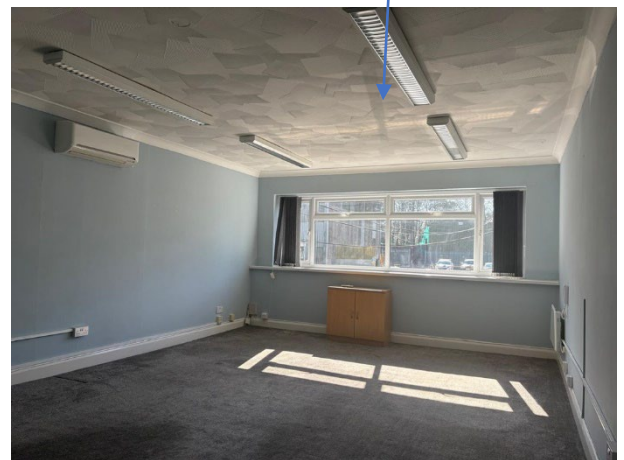
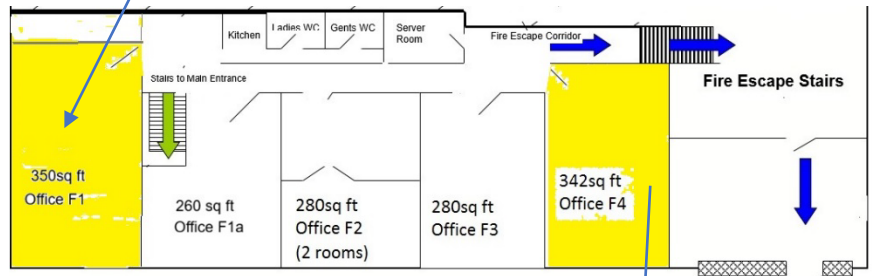
Temple Wood Estate is located on the Stock Road (B1007) with junction 16 of A12 being just half a mile distant. The Estate is also on the 300 bus route (Chelmsford to Basildon via Stock and Billericay).

**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. Rent payable monthly in advance.

**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



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