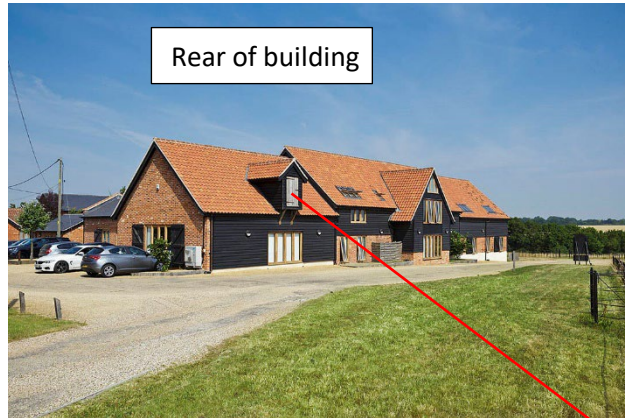




Unit 19 Old Park Farm Business Centre Ford End Chelmsford CM3 1LN

DESCRIPTION:

High-quality offices in a sustainable countryside setting. Old Park Farm Business Centre offers 21 modern office units ranging from 183ft² to 1,000ft², set within attractive green countryside. Former agricultural buildings have been thoughtfully transformed into a contemporary business centre, combining character with modern workspace. Sustainability is central to the development, with ground source heat pumps and solar trackers helping to reduce fossil fuel reliance and maximise renewable energy generation. Old Park Farm is home to a diverse community of businesses, creating an ideal environment for networking and collaboration. Tenants also benefit from access to a ground floor room overlooking the courtyard and a first-floor meeting room within the main building.

Available now is **Unit 19 (approx 583ft²)** an attractive first floor office with windows on two elevations overlooking both farmland and the courtyard. The suite has its own kitchenette but shares WC's located on the 1st floor. Separately metered for electricity the premises is ideal for a small business as nil business rates applicable for eligible tenants. The EPC rating is B. Furniture shown is available if required.

RENT: £1,395pcm plus VAT
RATEABLE VALUE: £10,000 nil rates payable for eligible tenant

LOCATION:

Old Park Farm is a modern, sustainable business centre set in attractive countryside at Ford End. Conveniently located approximately 20 minutes from Chelmsford, Great Dunmow and Stansted Airport, it offers easy access to the M11, with direct routes towards London and Cambridge

TERMS AND CONDITIONS:

The office is available on a 3 year 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.



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