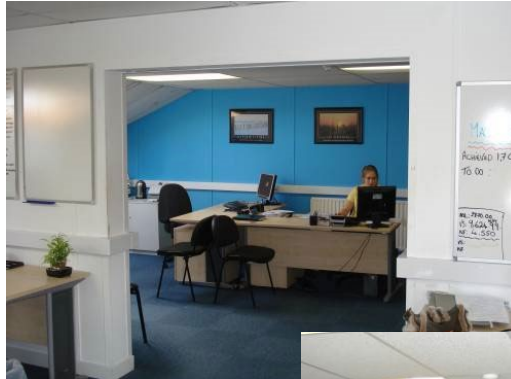


TO LET

**First floor office suite (2 rooms) approx 636ft² (59m²)
Close to Chelmsford City Centre.
Available on inclusive licence terms.**

**3 parking
spaces**



Suite 4 Rochester House Business Centre 275 Baddow Road Chelmsford CM2 7QA

DESCRIPTION:

Rochester House is a multi-occupied business centre, ideal for small and new businesses, providing a range of individual office suites of varying sizes which have shared use of kitchen and WC facilities and the benefit of reception area, boardroom for hire by the hour and 3 designated car parking spaces within a private gated car park. The available accommodation, **Suite 4** (approx. 636ft²- 59m²), is located on the first floor with access off the reception area into two interconnecting offices. Entry to the building us via a door access system. Nil business rates payable for eligible tenants.

RENT: £850pcm plus VAT

RATEABLE VALUE: £7,700 – nil rates payable for eligible tenant

LOCATION:

Rochester House, a detached building, is situated in Baddow Road close to its junction with Beehive Lane approximately 1.5 miles from the City Centre with easy access to the A12 via J16 Galleywood Common or J17 via Great Baddow Village.

TERMS AND CONDITIONS:

Available on a minimum 12-month Licence at monthly rent which includes electricity, heating, buildings insurance, maintenance, and cleaning of common parts. Tenant to be responsible for their own business rates, if applicable. Rent payable monthly in advance by standing order with a sum a £850 rent deposit to be held by the Landlord.

LEGAL COSTS:

Tenant to be responsible for £150 plus VAT Licence administration charge

VIEWING: Strictly by appointment with Robert Dewar Associates - **01245 350160**

204 New London Road Chelmsford Essex CM2 9AB

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and particulars. All negotiations to be conducted through Robert Dewar Associates. VAT CLAUSE. Unless otherwise stated all prices and rents are quoted exclusive of VAT

