

# TO LET - Modern Offices

## 458ft<sup>2</sup> (42m<sup>2</sup>)<sub>approx</sub>

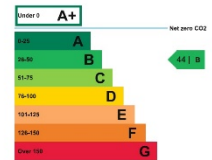
### Ground Floor

### Rural location – use of meeting rooms



#### Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

## Office 21 Old Park Farm Business Centre Ford End Chelmsford CM3 1LN

### DESCRIPTION:

Part of the Whitbreads Business Centres, Old Park Farm Business Centre, comprises of 21 units from 183ft<sup>2</sup> to 1,000ft<sup>2</sup>. Surrounded by beautiful green countryside. Old Park Farm Business Centre has been created from a redundant agricultural building into an attractive, modern office complex. Wherever possible heat for the premises is from ground source heating systems, clever technology which draws heat from the ground reducing the demand for fossil fuels. Also in use are solar trackers which enables the maximisation of the amount of energy derived from the sun. The large number of tenants provide a real sense of working in a business community with all the opportunities for networking this entails. Tenants have access to a large communal breakout area on the ground floor and 1<sup>st</sup> floor meeting room. **Office 21 (approx 458ft<sup>2</sup>)** is an attractive ground floor office situated at the side of the building with windows on 2 elevations. The office is ideal for a small business as nil business rates applicable for eligible tenants. The EPC rating is B44

**RENT:** £242pw payable at £1,050pcm plus VAT  
**RATEABLE VALUE:** £6,100 nil rates payable for eligible tenant

### LOCATION:

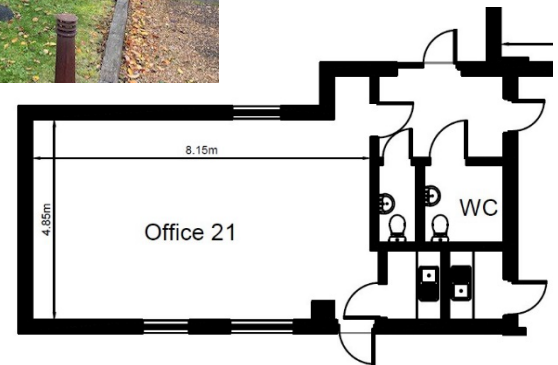
Old Park Farm Business Centre is located in Ford End off the B1008 approx 20 minutes from Chelmsford, Dunmow and Stanstead Airport. Also conveniently close to M11 for easy access to London and Cambridge.

### TERMS AND CONDITIONS:

Available on flexible all-inclusive licence terms to include; rent, Cleaning, Maintenance, Refuse Collection, Buildings Insurance, Water Rates, Electricity, Heating (via air or ground source heat pumps), access to Conference Room (limited use) and Access to Communal Breakout Room for informal meetings. Tenant to be responsible for organising their own telephone/data lines, their own contents insurance and, if applicable, payment of business rates.

**PARKING:** Ample on site parking

**VIEWING:** BY APPOINTMENT WITH ROBERT DEWAR ASSOCIATES – 01245 350160 or [sue@robertdewar.co.uk](mailto:sue@robertdewar.co.uk)



## 204 NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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