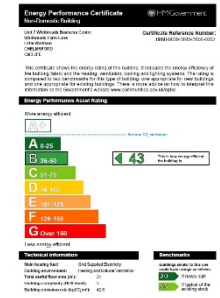
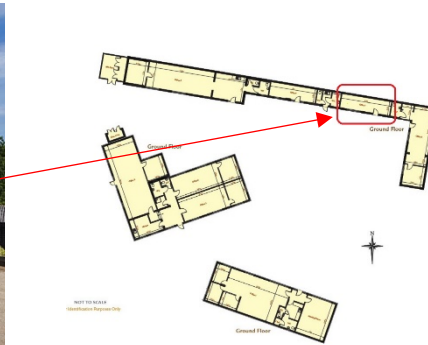


TO LET – outskirts of Chelmsford
Ground floor office
222ft² (20.62m²)
Rural location– ample parking
Available on inclusive terms



Unit 7 Whitbreads Business Centre
Chatham Green Chelmsford CM3 3FE

DESCRIPTION:

Chatham Green, the first development undertaken by Whitbreads Business Centres, is a stunning collection of nine offices which range from 200 to 1,000sq ft. High quality professional planning, designing, and labour went into making this group of redundant agricultural buildings into a beautiful, fully functioning, office complex. Heating is via ground source heating systems, clever technology which draws heat from the ground reducing the demand for fossil fuels. Also, solar trackers are used to maximise the amount of energy derived from the sun. **Unit 7 approx. 222ft² (20.62m²)** is a ground floor office approx. 8.6m by 2.4m, with shared kitchen and WC facilities. 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 B 43

RENT: £575pcm plus VAT

RATEABLE VALUE: £3,250 nil rates for eligible tenant

LOCATION:

Chatham Green is located off the A131 Braintree Road and are located approximately 6.5 miles north of Chelmsford and 7 miles south of Braintree. There is excellent road links to the A130, A12 and A120 being within proximity to the site.

TERMS AND CONDITIONS:

Available on flexible all-inclusive licence terms to include; rent, Cleaning, Maintenance, Refuse Collection, Buildings Insurance, Water Rates, Electricity and Heating. Tenant to be responsible for organising their own telephone/data lines and payment of business rates if applicable.

PARKING: Ample on site parking

VIEWING: By Appointment with Robert Dewar Associates – 01245 350160 or sue@robertdewar.co.uk

204 NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

DISCLAIMER: No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

