

# 01277 201300

Mass & Co Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

# **GROUND FLOOR SUITE 2, 4 THE LIMES, INGATESTONE, ESSEX, CM4** OBE

**TO LET - OFFICE SUITE** 586 sq.ft ( 54.44 m<sup>2</sup> )



# Location

The building is conveniently located off Ingatestone High Street (B1002). Ingatestone Railway Station, which provides a direct service to London Liverpool Street within 35 minutes, is situated less than half a mile to the south of the property, and can be reached by walk in approximately 5 minutes. The A12 is 1 mile to the east and can be accessed via Roman Road (B1002).

Free off-street parking can be found on Market Place and Bell Mead, whilst The Limes itself provides free on-street parking where available.

# Accommodation

Ground floor office suite benefiting from 2 allocated car parking spaces. Amenities include carpeting, door-entry system, suspended ceiling, gas central heating and double glazed windows. Approximate Net Internal Area is as follows:

**Ground Floor Office** 

586 sq.ft (54.44 m<sup>2</sup>)

#### Terms

The premises are available by way of a new effectively Full Repairing and Insuring lease for a term to be agreed.

#### Rent

£6,500 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.



# **Service Charge**

Service charge for the current year is £4,270.55

#### Rates

Rateable Value	£7,600
UBR (2018/2019)	0.491p
Rates Payable	£3731

### **Energy Performance Asset Rating**

EPC Awaited

# Legal Costs

Each party to bear their own.

### VAT

All rents and prices stated are subject to Value Added Tax.

## Viewing & Further Information

Strictly by prior arrangement with Mass & Co

Contact:

Mark Mannering

Mark.mannering@massandco.com

e(s) of this prop & Co Ltd for themselves and also as Agents for the seller(s)/les

i. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract.
ii. no person in the employment of Mass & Co Ltd has any authority to make or give representation or warranty whatever in relation to this property.
iii. applicants who make offers which are subsequently accepted by the seller(s)/lessee(s) will be subjected to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are

conditional to the transaction