

## GROUND FLOOR SUITE 2, 4 THE LIMES, INGATESTONE, ESSEX, CM4 0BE

### 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:

<b>Ground Floor Office</b>	586 sq.ft ( 54.44 m <sup>2</sup> )
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#### 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

<b>Rateable Value</b>	£7,600
<b>UBR (2018/2019)</b>	0.491p
<b>Rates Payable</b>	£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:

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