

**1st FLOOR, 66 HIGH STREET, INGATESTONE, ESSEX, CM4 9DW**

**TO LET - HIGH STREET OFFICE ACCOMMODATION**

785 sq.ft ( 72.93 m<sup>2</sup> )



**Location**

The premises are situated mid way in Ingatestone High Street (B1002) on the corner of its junction with Fryerning Lane. The High Street comprises a mixture of local retailers and national operators including Budgens and the Co-Op.

Ingatestone has a mainline rail station which connects with London's Liverpool Street and the neighbouring towns of Brentwood, Shenfield and Chelmsford are easily accessible.

**Accommodation**

First floor office accommodation arranged in a number of rooms together with kitchen and WC's. All main services are connected together with air conditioning. There are two allocated parking spaces.

<b>First Floor</b>	785 sq.ft ( 72.93 m <sup>2</sup> )
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**Terms**

The premises are to be offered on new lease terms for a minimum period of 4 years.

**Rent**

£11,500 per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

**Rates**

<b>Rateable Value</b>	£10750
<b>UBR (2018/2019)</b>	48p
<b>Rates Payable</b>	£5160
Prospective tenants are advised to contact Brentwood Borough Council regarding their qualification for Small Business Rates Relief	

**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each part to bear their own legal costs.

**VAT**

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

**Viewing & Further Information**

Strictly by prior arrangement with sole letting agents Mass & Co.

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Mark Mannering - mark.mannering@massandco.com