

**SUITE 1, FIRST FLOOR, 4 THE LIMES, INGATESTONE, ESSEX, CM4 0BE**

**TO LET - FIRST FLOOR OFFICE SUITE**

216 sq.ft ( 20.07 m<sup>2</sup> )



**Location**

The Limes 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 on foot in approximately 5 minutes. The A12 is 1 mile to the west and can be accessed via Roman Road (B1002). Pay & display parking can be found on Market Place and Bell Mead, whilst The Limes itself provides 2hr on-street parking where available.

**Accommodation**

4 The Limes is a multi-let office building offering a range of office suites each benefiting from allocated car parking. Amenities include carpeting, door-entry system, suspended ceiling, gas central heating and double glazed windows. Currently available is 1 first floor suite which, measured on an approximate Net Internal Area is 216 sq.ft ( 20.06 sq.m) and comes with 1 allocated parking space.

**Terms**

The suite is available by way of a new effectively Full Repairing and Insuring lease for a term to be agreed, which will be excluded from the provisions of the Landlord & Tenant Act governing security of tenure.

**Rent**

£3,000 plus VAT per annum, payable quarterly on the usual Quarter Days.

**Service Charge**

A service charge to cover the cost of the maintenance and upkeep of the common areas is payable. The service charge also includes each Tenant's heating and lighting bills for their suite. The current charge for this Suite is £1,249.26 + VAT per annum, increasing annually with RPI. Insurance arranged by the Landlord is recharged pro rata to the Tenant.

**Rates**

<b>Rateable Value</b>	The suite qualifies for Small Business Rates Relief. Further details available from Brentwood Borough Council
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**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each party to bear their own legal costs.

**VAT**

All rent and charges for this property are subject to VAT

**Viewing & Further Information**

Strictly by prior arrangement with sole letting Agent - Mass & Co  
Mark Mannering mark.mannering@massandco.com