

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

### TO LET - OFFICE SUITE

225 sq.ft ( 20.90 m<sup>2</sup> )



### Location

The properties are conveniently located within walking distance of Ingatestone High Street. Retailers include the Co-op and a mixture of independent and boutique retailers as well as a number of bars and restaurants. Ingatestone Railway Station is also within walking distance and London Liverpool Street can be reached in approximately 35 minutes. Easy access is available to the A12, M25 (Junction 28) and the east coast ports of Harwich and Felixstowe.

### Accommodation

4 The Limes comprises a three storey office building. Suite 4 First Floor is at the front of the building. There are communal kitchen and WC facilities. Two parking spaces are included.

### 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

£4,000 per annum exclusive of all outgoings, payable quarterly in advance 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. It is currently set at £3,102.27 + VAT and includes cost of heating and electricity. Insurance is arranged by the Landlord and recharged to Tenants - the current figure is £1,539.72 for the year ending March 2027

### Planning & Use

#### Rates

Rateable Value	2700
UBR (2023/2024)	
Rates Payable	

### Energy Performance Asset Rating

EPC Awaited

### VAT

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

### Viewing & Further Information

Strictly by prior arrangement with Mass & Co