

5 & 6 THE CHEQUERS, HIGH STREET, INGATESTONE, ESSEX, CM4 0DG

TO LET - OFFICE SUITES

1,252 sq.ft - 2,740 sq.ft (116.31 m² - 254.55 m²)



Location

The Chequers is situated on the north side of Ingatestone High Street (B1002) on the corner of its junction with Market Place. The B1002 connects with the A12 southbound approx. 2 miles away and northbound approx. 2.5 miles. Ingatestone Station whose line connects to London Liverpool Street is within walking distance of the premises.

Accommodation

The Chequers is a 3 storey multi tenanted office and retail building. There are two suites currently available which can be leased separately or combined. There is allocated parking - 2 spaces for Suite 5, 3 spaces for Suite 6.

Suite 5 (1st Floor)	1,252 sq.ft (116.31 m ²)
Suite 6 (2nd Floor)	1,488 sq.ft (138.24 m ²)
Combined	2,740 sq.ft (254.55 m ²)

Terms

The accommodation is to be let on new lease terms to be agreed.

Rent

Rent - Suite 5 - £20,000 per annum. Suite 6 - £24,000 per annum payable quarterly in advance. The rents are exclusive of service charge, insurance, business rates and utilities.

Service Charge

The service charge for the maintenance and upkeep of the common areas for the current year is: Suite 5 - £4,956.08 + VAT and Suite 6 - £5,679.43 + VAT. Insurance is paid by the landlord and costs recovered from the Tenant. For Suite 5 current insurance is £935.05 per annum and Suite 6 current insurance is £1,071.69, for the year to 30 January 2025

Rates

Suite 5 Rateable Value	£18,250
Suite 6 Rateable value	£20,250
Uniform Business Rate 2023/2024	£0.499
Suite 5 Rates payable	£9,107
Suite 6 Rates payable	£10,105

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own legal costs.

VAT

Value added tax is payable in respect of the rent and service charge

Viewing & Further Information

Contact sole letting agents Mass & Co

Mark Mannering - mark.mannering@massandco.com