

4 THE LIMES, INGATESTONE, ESSEX, CM4 0BE

TO LET - OFFICE ACCOMMODATION

1,800 sq.ft - 456 sq.ft (167.23 m² - 42.36 m²)



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 offering a range of office suites.

First Floor	456 sq.ft (42.36 m ²)
Second Floor	1,800 sq.ft (167.23 m ²)

Terms

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

Rent

Upon application. Rents are quoted per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is 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. Further details on request. Insurance is arranged by the Landlord and recharged to Tenants

Planning & Use

Offices falling with Class E

Rates

Rateable Value - Suite	£13,750
Rateable Value - Suite	£
Rates Payable	Prospective tenants are advised to contact Brentwood Borough Council for clarification of their business rates. Some suites qualify for Small Business Rates Relief

Energy Performance Asset Rating

EPC Awaited

Legal Costs

Each party to bear their own Legal costs. The prospective tenant will be required to pay the landlord's solicitors and agents fees should they decide to withdraw after draft contract has been issued.

VAT

VAT is applicable to the rent and service charges

Viewing & Further Information

Contact Mass & Co:

Mark Mannering - mark.mannering@massandco.com