

## SECOND FLOOR, 4 THE LIMES, INGATESTONE, ESSEX, CM4 0BE

### TO LET - SECOND FLOOR SELF-CONTAINED OFFICE

1,800 sq.ft ( 167.23 m<sup>2</sup> )



#### Location

The premises 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

A self-contained air conditioned second floor suite occupying the entire second floor and overlooking the cricket green, partitioned to provide a reception, two meeting rooms and an open plan office. Within the suite are separate Male/Female WCs, kitchen, with 5 allocated car parking spaces to the front of the premises..

<b>Second Floor</b>	1,800 sq.ft ( 167.23 m <sup>2</sup> )
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#### 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

£18,000 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. The current charge for this Suite is £6,809.44 + VAT per annum, increasing to £7,081.82 w.e.f 25/03/24 and annually thereafter with CPI. Insurance arranged by the Landlord is recharged pro rata to the Tenant. Current insurance is £393.09 per annum, for the year to 30/01/24

#### Rates

<b>Rateable Value</b>	£13,750
<b>UBR (2023/2024)</b>	0.499
<b>Rates Payable</b>	£6,861.00

#### Energy Performance Asset Rating

EPC Awaited

#### Legal Costs

Each party to bear their own Legal costs.

#### VAT

VAT is applicable to the transaction

#### Viewing & Further Information

Contact Mass & Co:

Mark Mannering - [mark.mannering@massandco.com](mailto:mark.mannering@massandco.com)