



# To Let

Grade II Listed Business Units  
Newly Refurbished with Good Parking  
From 548 - 1,029 sq ft. net (51 - 96 m<sup>2</sup>)



## RAY'S FARM BARN'S

ROMAN ROAD, INGATESTONE, ESSEX CM4 9EH





**R**ays Farm Barns Business Units are located on the edge of the picturesque village of Ingatestone, between Brentwood & Chelmsford, and close to the A12 & Ingatestone railway station. They provide a sustainable, environmentally efficient & high quality range of office accommodation, set in a pleasant semi-rural location but within walking distance of the village.

Rays Farm Barns Business Units are Grade II listed and have been restored from redundant agricultural buildings into exclusive & contemporary office space while retaining many period features. This has been done in an environmentally sensitive manner.

Rays Farm Barns Business Units have been insulated to a very high standard. Heating is provided by underfloor heating, supplied by a Ground Source Heat Pump from geothermal boreholes. This is both ecologically efficient and economic. Glazing is argon filled Pilkington 'K' double glazed units with solar reflective glass. Consequently running costs will be low.

Lighting to all office areas have been designed to provide high quality illumination from category five louvres. Dado trunking provides flexible use for data, telecoms and electrical supply. Wiring for data is Category Five and Broadband is available.

All buildings have full security & fire alarms. Closed Circuit TV cameras cover

all windows & doors to the building & this is recorded on a computer hard drive and stored for 30 days.

A re-cycled rainwater system has been installed to provide water to flush WC's and to irrigate the landscaped areas.

Ceilings to all office areas are open to the apex and showing exposed roof trusses giving a feel of light and space.

Each office has disabled facility WC's and a practical & attractive kitchen. The kitchen provides space for a fridge & microwave along with drawer & cupboard space.

Rays Farm provides good amenity space for staff to relax with seating areas enclosed within landscaped terraced areas.



# RAY'S FARM BARNES







## contact

For more information, current availability, quoting terms and viewing, please contact Sole Agents

Access to Rays Farm Barns is opposite a bus shelter adjacent to Seymour Fields.

# WHIRLEDGE & NOTT

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CHARTERED SURVEYORS - AUCTIONEERS & VALUERS

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Offices at Chelmsford, Colchester and Rayleigh. Regulated by RICS



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