



Serviced Office: Margaretting, Chelmsford

Monthly £1,300

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 783377

A high quality serviced office measuring approximately 700 sq ft in a traditional Essex Barn in a beautiful rural setting but offering excellent links to the A12 and Chelmsford.

DETAILS

Absolute House is a splendid barn conversion offering an exceptional rural working environment for several businesses. The building has an impressive entrance hall with shared kitchen and WC facilities located on the ground floor overlooking the rear of the property. The building has central heating by radiators, good lighting, wood flooring and has free fast internet used by all the tenants. The office spaces is around 700 foot squared. Nil business rates payable for eligible tenants. There is plenty of free parking.

Absolute House is on Coptford Hall Farm located off Writtle Road at Margaretting Ingatestone, 5 miles from Chelmsford City Centre and train Station and 7.5 miles from Brentwood Town Centre and Station. Easy access to A12 and onwards to the junction 28 of the M25. Ingatestone Railway Station is approximately 2.5 miles from the offices and this train can take you straight into London Stratford station in around 15 minutes and straight to London Liverpool Street station in around 25 minutes.

SIZE

700 sq ft

SERVICES

Rent and service charge include the following:

- Wired Internet and Wifi (up to 100 meg upload and download)
- Plenty of free parking
- Tea and coffees
- Full use of Kitchen and utilities facilities
- Office Cleaner for communal spaces
- Electric
- Heating
- Water
- 24 hours a day 7 days a week access to your office
- The office gets small business relief, meaning no business rates for eligible tenants.
- No VAT to be paid

SERVICE CHARGE

£400 pcm

INSURANCE

The will have to pay their own contents insurance

LOCAL AUTHORITY

The office qualifies for small business rate relief

TERMS

Rent £1300, plus service charge £400, total per month £1700 paid quarterly in advance, with 3 months deposit, minimum of 12 months agreement with a three months' notice period.

LEGAL

NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building

regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

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