



**Serviced Office: Margaretting, Chelmsford**

**POA**

## RAYLEIGH OFFICE

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

**01268 904389**

A high quality serviced office measuring approximately 400 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 range from around 300 foot squared to 700 foot squared. Nil business rates payable for eligible tenants. There is plenty of free parking.

Absolute House is on Writtle Road at Margaretting Ingatstone, 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. Ingatstone 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.

The rent and service charge are paid together, the service charge includes:

- 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

#### **AVAILABLE OFFICE:**

- Office 2, around 400sq ft, Â£1200 (Rent and service charge/office bills all in)

## **LEGAL**

### **NOTICE**

Whirledge & 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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