



Office: Ongar

Monthly £375

CHELMSFORD OFFICE

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

01245 231123

A number of serviced offices available on established business park in Ongar.

DETAILS

DESCRIPTION

Located on Fyfield Business and Research Park, these high specification offices are offered on a fully serviced basis.

The site is attractively landscaped and well kept. There is a multi-use sports centre adjacent and a children's day nursery and take-away restaurant.

The offices are secure, with a biometric reader to entrance door.

LOCATION

Fyfield Business and Research Park is located just off the B184 Ongar Road, less than 1 mile from the Four Wantz Roundabout, offering excellent road links to the A414 and M11.

The following offices are available at the Fyfield Business Centre:

SIZE

- Suite 1 - 284 sq ft
- Suite 2 - 140 sq ft
- Suite 3 - 140 sq ft (Let subject to contract)
- Suite 4 - 192 sq ft
- Suite 5 - 258 sq ft
- Suite 7 - 135 sq ft
- Suite 8 - 308 sq ft

NB Suites 4 and 5 could be combined.

RENT

- Suite 1 - Â£675 + VAT pcm
- Suite 2 - Â£400 + VAT pcm
- Suite 3 - Â£400 + VAT pcm
- Suite 4 - Â£375 + VAT pcm
- Suite 5 - Â£645 + VAT pcm
- Suite 7 - Â£375 + VAT pcm
- Suite 8 - Â£695 + VAT pcm

SERVICES AND FACILITIES

The offices are let on a fully serviced basis, which is included in the rental figure. The following services are included:

- Electricity
- Lighting
- Heating
- Water rates
- Use of Meeting Room
- Cleaning
- Refuse Collection

- Communal Kitchen Area
- Male and Female WC facilities
- On Site Maintenance Team

The tenant to be responsible for payment of telephone and broadband use.
At the end of occupation, the tenant to re-decorate and re-carpet the suite.

The offices are to be let unfurnished.

CAR PARKING

Car parking is available with designated spaces for each office and also visitor parking. The area surrounding the car park has been landscaped and is maintained to a high standard.

INSURANCE

Contents insurance will be the responsibility of the tenant. Buildings insurance will be covered by the landlord.

NON-DOMESTIC RATES

Business rates will be the responsibility of the tenant.

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

TERMS

To be agreed with the Landlord.

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. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Applicants must satisfy themselves by inspection or otherwise.

VIEWING

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

JOINT MARKETING

We are joint agents with:

