

elwell taylor

Shakestones Farm
Chelmsford

£10,000 Per annum

518 sqft

- TO LET - SINGLE STOREY
OFFICE UNIT
- SUITABLE FOR D1 USES
- STAFF/CUSTOMER PARKING
AREA
- ATTRACTIVE VIEW OVER
FARMLAND
- GOOD TRANSPORT LINKS



LOCATION

The property is located on Shakestones Farm, Writtle, and is situated close to Highlands Park & Widford Industrial Estate. Good transport links are available via the nearby A414 & A12.

DESCRIPTION

A single storey office unit with kitchen and WC, which would be suitable for either an office or D1 user.

The office has a mixture of tiled & wood effect flooring, modern fluorescent lighting, attractive exposed beams, an air conditioning unit within the main office area, & attractive views over farmland. Outside is a staff/customer parking area to the front of the unit.

ACCOMMODATION

Offices: 382 sq ft (35 sq m)

Kitchen: 84 sq ft (8 sq m)

Store: 52 sq ft (5 sq m)

Total: 518 sq ft (48 sq m)

TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed at a rent of £10,000 per annum.

BUSINESS RATES

RV: £4,550

2019/20 Rate in the £: 49.1p

Rates Payable: £2,234.05 per annum.

Small Business Rates Relief may apply & would result in nil rates payable. Please speak to Chelmsford City Council for further information.

LEGAL COSTS

Each party to be responsible for their own legal costs.





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