

**TO LET**

**GROUND FLOOR OFFICE**

**approx 235ft<sup>2</sup> (22m<sup>2</sup>)**

**Rural Location – ample parking**

**ROBERT  
DEWAR  
ASSOCIATES  
01245 350160**

Available  
March



**Suite 3 Absolute House  
Coptford Hall Farm  
Writtle Road, Margaretting CM4 0EL**

**DESCRIPTION:**

Absolute House is a splendid Essex 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 Wi-Fi for use by all the tenants. **Suite 3 (235ft<sup>2</sup> - 22m<sup>2</sup>)** is approximately 4.5m wide by 5m deep with glass partition windows overlooking the entrance hall. Ideal for a small or new business as the office is offered on an inclusive basis. Nil business rates payable for eligible tenant. There is ample onsite parking



**LOCATION:**

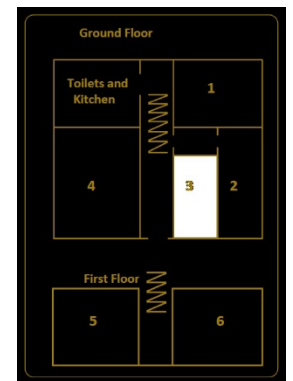
Coptford Hall Farm is located off Writtle Road at Margaretting approximately 5 miles from Chelmsford City Centre and BR Station and 7.5 miles from Brentwood Town Centre and BR Station. Easy access to A12 and onwards to the junction 28 of the M25. Ingatestone Railway Station is approximately 2.5 miles from the property.

**TERMS:**

The office is offered, subject to contract, on flexible terms for a rent of £490pcm rent and £150pcm service charge which includes: heating, electricity consumption, building insurance, cleaning of common parts, maintenance, consumables in WC's and tea and coffee available in the kitchen. No VAT applicable.

**VIEWING:**

Strictly by appointment with Robert Dewar Associates on 01245 350160



**204 New London Road Chelmsford Essex CM2 9AB**

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and particulars. All negotiations to be conducted through Robert Dewar Associates. VAT CLAUSE. Unless otherwise stated all prices and rents are quoted exclusive of VAT