

TO LET
Ground floor office
912ft² (84.7m²)
Rural location – ample parking

ROBERT DEWAR ASSOCIATES
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Unit C Dutch Barn Business Centre
Old Park Farm Ford End Great Dunmow CM3 1LN

DESCRIPTION:

Part of the Whitbread's Business Centres, **Dutch Barn** is the latest development to date, comprising 13 units from approximately 110 to 900ft². Surrounded by beautiful green countryside, Dutch Barn Business Centre has been created from a redundant agricultural building into an attractive, modern office complex. Wherever possible heat for the premises is from ground source heating systems, clever technology which draws heat from the ground reducing the demand for fossil fuels. Also in use are solar trackers which enables the maximisation of the amount of energy derived from the sun. The large number of tenants provide a real sense of working in a business community with all the opportunities for networking this entails. Tenants have access to a large communal breakout area on the ground floor which is ideal for relaxing. **Unit C (approx 912ft² – 84.72m²)** is an attractive ground floor office situated at the rear of the building overlooking farm land. It is ideal for a new or small business. The EPC rating is B28. Nil business rates payable tenant eligible for small business rates relief.

RENT: £1,625pcm plus VAT **RATEABLE VALUE:** £11,500 **SIZE:** 912ft² (84.72m²) approx

LOCATION:

The Dutch Barn Business Centre is sited Old Park Farm in Ford End on the B1008 approx 20 minutes from Chelmsford, Dunmow and Stanstead Airport. Also conveniently close to M11 for easy access to London and Cambridge.

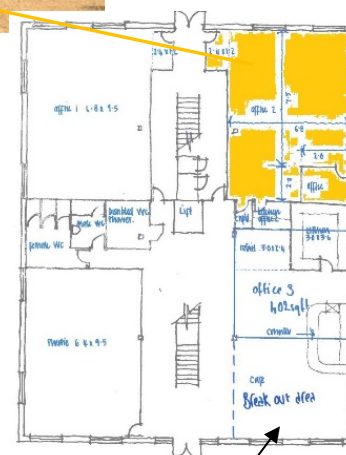
TERMS AND CONDITIONS:

Available on flexible all-inclusive licence terms to include; rent, Cleaning, Maintenance, Refuse Collection, Buildings Insurance, Water Rates, Electricity, Heating, access to a Conference Room (limited use) and access to Communal Breakout Room for informal meetings. Tenant to be responsible for organising their own telephone/data lines and payment of business rates if applicable.

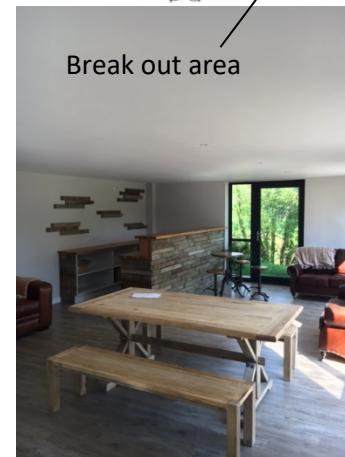
PARKING

Ample on site parking

VIEWING: BY APPOINTMENT WITH ROBERT DEWAR ASSOCIATES – 01245 350160 or sue@robertdewar.co.uk



Break out area



204 New London Road Chelmsford Essex CM2 9AB

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