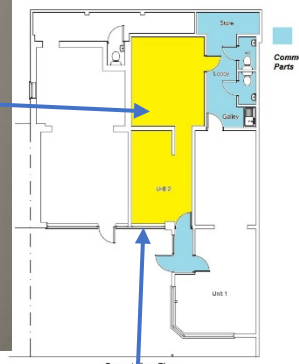


**To Let – out of town  
Small unit**

**ROBERT  
DEWAR  
ASSOCIATES  
01245 350160**

Ideal for a  
small or new  
business  
No VAT

**303ft<sup>2</sup> (28m<sup>2</sup>) – Close to A12 – all inclusive rent**



## **Unit 2 The Lodge The Street Galleywood Chelmsford CM2 8QL**

### **DESCRIPTION:**

The property to be known at The Lodge, formerly a hairdressers, has recently undergone extensive refurbishment. Comprising two independent units both with two separate areas they share WC, kitchenette and storage room which is located at the rear of the building with direct access from both unit. The available space, **Unit 2 is approximately 303ft<sup>2</sup> (28m<sup>2</sup>)** offers two areas of approx. 150ft<sup>2</sup>. The first area has a large window overlooking the front of the building with the rear area gaining natural light via 4 glass skylights. The building has an EPC rating D - 98. The property is ideal for a small or new business. A Superfast Fibre Enhanced & Value Line is already connected. Available now.



**RENT (including service charge):** £998 per calendar month payable monthly in advance

**SIZE approx:** Area 1 – 151ft<sup>2</sup> (14m<sup>2</sup>) and Area 2 -152ft<sup>2</sup> (14m<sup>2</sup>)

### **LOCATION:**

The Street is off Watchouse Road close to Galleywood Common and runs parallel to Stock Road (B1007). Excellent out of town location on the 100 and 42 bus routes. The A12 junction 16 is a few minutes from the property.

### **TERMS AND CONDITIONS:**

The premises is offered, subject to contract, on flexible inclusive terms which includes: rent, business rates, building insurance, repairs & decorations, water and sewage charges, electricity, refuse collection, exterior window cleaning of common parts and broadband line. No VAT applicable. 2 months deposit required.

### **LEGAL COSTS:**

Tenant to be responsible for £150 plus VAT Licence preparation fee.

**PARKING:** There is on street parking.

### **VIEWING:**

Strictly by appointment with joint Sole Agents 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