

CHELMSFORD



TO LET

Unit 5 The Barns
Old Hall Farm
Main Road Rettendon Common
Chelmsford
Essex
CM3 8DN

FIRST FLOOR COURTYARD OFFICE
177 SQ.FT. (16 SQ.M.)



Office Use



W.C Facilities



Car Park At The Front



New Lease Available



Rent £12,000 Per Annum Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

DESCRIPTION AND LOCATION

The property is situated in the peaceful countryside of Rettendon Common, offering a rural lifestyle with the convenience of excellent transport links. The A130 lies just a mile to the west, providing swift access to Chelmsford and the M25. The A12, approximately 8 miles to the north, connects to Chelmsford, Colchester, and London, while the A13 to the south offers routes towards Southend and the M25 via the Dartford Crossing. Despite its countryside setting, the location is well served by public transport, with Battlesbridge train station about 2 miles away, Wickford station around 3 miles to the north, and South Woodham Ferrers station roughly 2.5 miles to the east.

This first-floor office suite is ideally suited for small to medium-sized businesses seeking a modern and adaptable working environment. The space features an open-plan layout, WC facility, and excellent natural light throughout.

ACCOMMODATION:

First Floor Suite – 177 SQ.FT. – 16 SQ.M.

TERMS

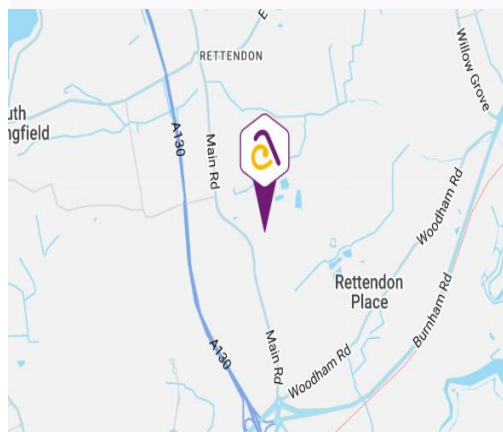
The property is available to let upon on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE:

Not Applicable

EPC:

Awaiting EPC.



LEGAL COSTS:

Ingoing tenant to be responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT:

£12,000 Per Annum Exclusive

VAT:

Plus VAT If Applicable

VIEWING:

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

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All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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