



Second Floor

4 The Limes, Ingatestone, CM4 0BE

TO LET - SECOND FLOOR SELF-CONTAINED OFFICE

1,800 sq ft
(167.23 sq m)

- air conditioning

Second Floor, 4 The Limes, Ingatestone, CM4 0BE

Summary

Available Size	1,800 sq ft
Rent	payable in advance on the usual quarter days
Rates Payable	£10,104.75 per sq ft
Rateable Value	£20,250
Service Charge	£6,162.39 per annum
Car Parking	5 allocated spaces
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A self-contained air conditioned second floor suite occupying the entire second floor and overlooking the cricket green, partitioned to provide a reception, two meeting rooms and an open plan office. Within the suite are separate Male/Female WCs, kitchen, with 5 allocated car parking spaces to the front of the premises..

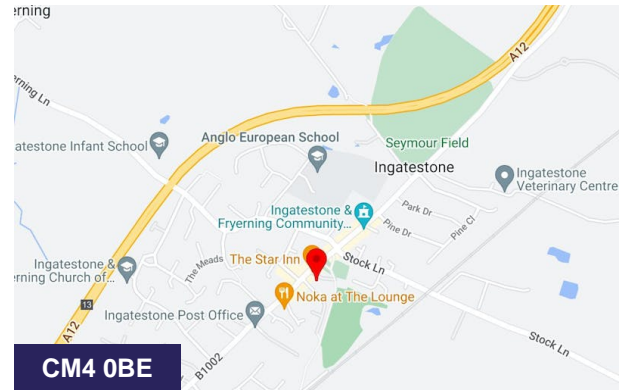
Location

The premises are conveniently located within walking distance of Ingatestone High Street. Retailers include the Co-op and a mixture of independent and boutique retailers as well as a number of bars and restaurants. Ingatestone Railway Station is also within walking distance and London Liverpool Street can be reached in approximately 35 minutes. Easy access is available to the A12, M25 (Junction 28) and the east coast ports of Harwich and Felixstowe.

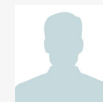
Accommodation

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Name	sq ft	sq m	Availability
2nd - entire floor	1,800	167.23	Available
Total	1,800	167.23	



Viewing & Further Information



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