



## Unit 19a Fyfield Business Centre Fyfield Business Park Fyfield Road Ongar CM5 0GN

- All inclusive terms
- Air conditioned area
- Ground floor
- On site parking
- Rural location
- Ideal for use as a studio

### DESCRIPTION:

The Fyfield Business & Research Park which was first developed as a centre for research some 50 years ago has recently entered a new phase with part of the site now being developed by Bovis Homes. The commercial element remaining includes the Fyfield Business Centre and the Dalton Business Centre both of which offer office accommodation for small or new businesses. Currently available is Unit 19a which is the left-hand wing off an entrance lobby which also houses male and female WC's that are share with Unit 19b which is on the right-hand wing.

**Unit 19a** (approx 1,500ft<sup>2</sup>) has a large open plan area, separate office plus a kitchen/breakout area. Ideal for use as a studio or office. The premises has excellent natural light, benefits from gas heating via radiators, air-conditioning and LED Lighting. The EPC rating is C73.

**RENT:** £3,000pcm plus VAT

**RATEABLE VALUE:** £27,500 payable approx £13,750pa tbc

### LOCATION:

Fyfield Business Park lies in picturesque surroundings on the outskirts of Ongar on the B184 approx 1 mile from the Four Wantz Roundabout. Sited close to the A414, the Business Park is situated between Harlow to the West and Chelmsford to the East conveniently located only 5 miles from the M11 (J7).

### TERMS AND CONDITIONS:

Available on flexible all-inclusive terms (rent, water rates, heating, electricity, cleaning of common parts, service charge). Tenant to be responsible for their own telephone/broadband connection and charges. At the end of occupation, the tenant to re-decorate and re-carpet the suite. Each party to be responsible for their own legal costs.

### PARKING:

8 car parking spaces to be allocated in car park adjacent to the building.

### VIEWING:

By appointment: call 01245 350160 or email [sue@robertdewar.co.uk](mailto:sue@robertdewar.co.uk)



### 204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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