

**TO LET - AVAILABLE IMMEDIATELY ON A NEW LEASE**

**Ground Floor Office Suite with Parking**

**Suite 2, Banters House, Banters Lane, Main Road,  
Great Leighs, Chelmsford, CM3 1QX**

**QUOTING RENT**

**£1,250 Per Month Exclusive**

**AVAILABLE AREA [GIA]**

**768 sq. ft  
[71.31 sq. m]**

## IN BRIEF

- » Available Immediately on a New Lease
- » Exempt from Business Rates Subject to Individual Circumstances
- » Allocated Car Parking
- » Telephone Entry System

## LOCATION

The property is situated on the established Banters Lane Business Park a short distance from the A131 which provides direct access to the A120 to the North and Chelmsford/A12 to the South. The A120 provides access to the M11 and Stansted Airport and the A12 provides access to the M25 (Junction 28). The new Beaulieu Park Train Station which provides frequent services to London Liverpool Street is approximately 12 minutes away by car.

## DESCRIPTION

A ground floor office suite providing open plan accommodation. The office suite has its own kitchenette and benefits from access to a communal kitchen and WC facilities. Allocated car parking is provided directly outside the property.

## ACCOMMODATION

» Total: 768 sq. ft [71.31 sq. m]

## ENERGY PERFORMANCE CERTIFICATE [EPC]

B - 49

## SERVICES

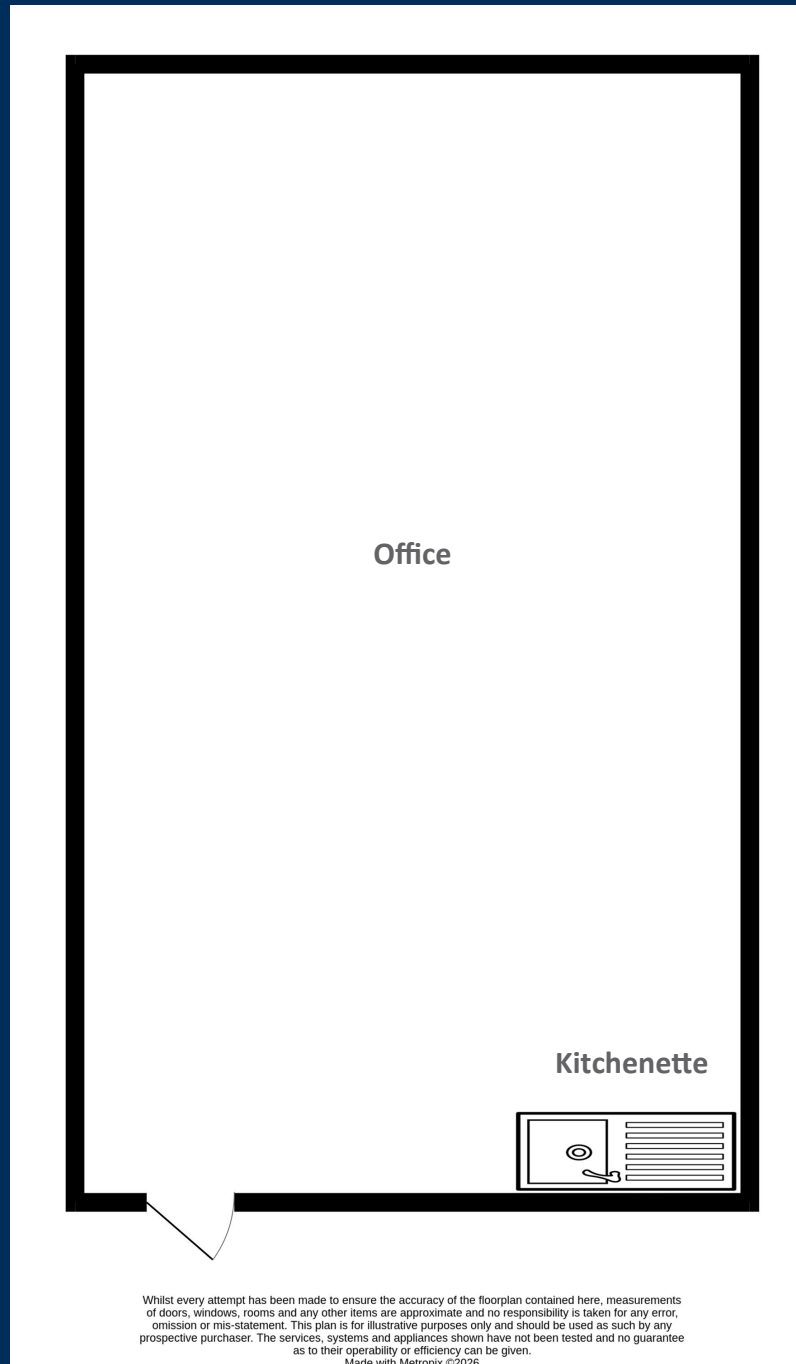
We understand the property is connected to water and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

## BUSINESS RATES

We are advised that the premises have a rateable value of £11,250 (2026/27). Therefore estimated rates payable of approximately £4,860 for the current year. The premises may be eligible for small business rates relief subject to individual circumstances. Interested parties are advised to make their own enquiries.



# Indicative Floor Plan Only - Not to Scale





Banters House

SALES-SERVICING-MOT

OFFICE

### **SERVICE CHARGE INCLUDING BUILDINGS INSURANCE**

There is a service charge for the update of the communal areas. The service charge is approximately £150 plus VAT per month.

### **TERMS**

The property is available on a new lease for a minimum term of one year.

### **RENT**

£1,250 Per Month Exclusive.

### **VAT**

We understand VAT is applicable.

### **LEGAL COSTS**

The tenant is required to contribute £225 + VAT to the landlord towards the cost of preparing the lease agreement.

### **ANTI-MONEY LAUNDERING REGULATIONS**

Anti-Money Laundering Regulations require Fenn Wright to formally verify a Prospective tenant's identity prior to the instruction of solicitors.

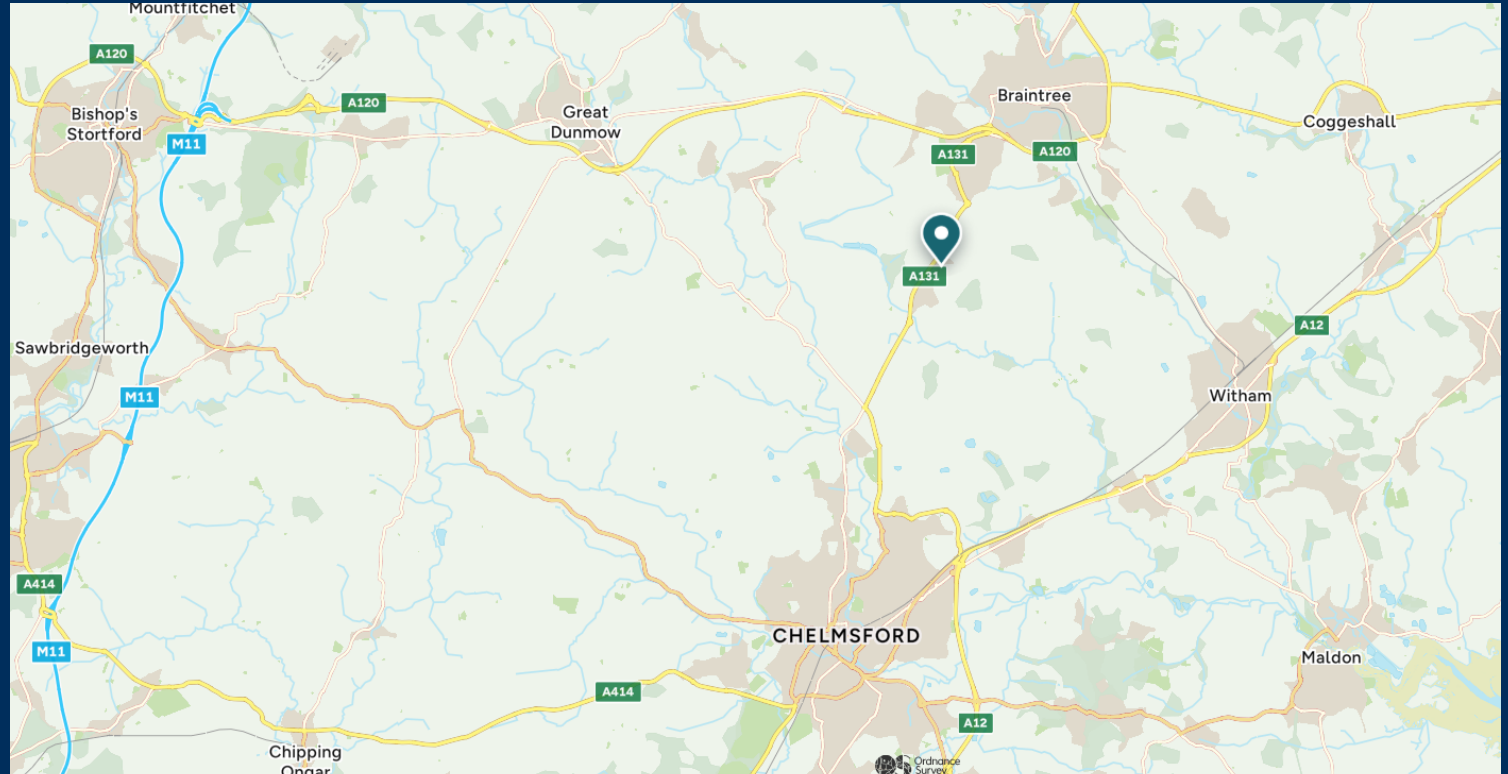


VIEWINGS STRICTLY BY PRIOR APPOINTMENT  
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Particulars created April 2026

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