

15C Radley Green Farm, Radley Green, Ingatestone, Essex CM4 0LU



To Let
Rural Office
Accommodation
324 Sq. Ft.
(30.1 Sq. M.)

- To Let £4,800 Per Annum Exclusive
- Self Contained Office
- Secure Gated Entry
- Central Heating
- Car Parking
- Communal W.C.



RICS

the mark of
property
professionalism
worldwide

Details

Location

The property is situated on Radley Green Farm within the village of Radley Green. Radley Green is located a few hundred yards from the A414 which provides direct access to Chelmsford to the east and Ongar, Harlow and the M11 to the West.

Description

The property comprises a self contained office suite which is carpeted throughout and benefits from oil fired central heating and kitchenette facilities. There are communal WC facilities and car parking on site.

Business Rates

We understand from the Valuation Office Agency rating list that the premises has been assessed as follows:

Rateable Value	£3,050
Rates Payable (2018/2019)	£1,464 approx.

We understand the property may be exempt from business rates for some occupiers. We would advise interested parties to check with the Valuation Office.

Energy Performance Certificate

An EPC has been commissioned.

For further information

01245 261226

fennwright.co.uk

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Services

The tenant is required to pay for their own electricity consumption and a fair proportion of the oil consumption for the central heating.

Terms

The property is available to let on a new Full Repairing and Insuring Lease on terms to be agreed at a commencing rent of £4,800 per annum exclusive.

VAT

We understand VAT will be payable.

Legal Costs

Each party to bear their own legal costs incurred in this transaction.

Viewing

Strictly by prior appointment:

Contact:

James Wright
jw@fennwright.co.uk

John Logan
jdl@fennwright.co.uk

