

**5 THE CHEQUERS, HIGH STREET, INGATESTONE, ESSEX, CM4 0DG**

**TO LET - OFFICE SUITES**

1,252 sq.ft - 1,252 sq.ft ( 116.31 m<sup>2</sup> - 116.31 m<sup>2</sup> )



**Location**

The Chequers is situated on the north side of Ingatestone High Street (B1002) on the corner of its junction with Market Place. The B1002 connects with the A12 southbound approx. 2 miles away and northbound approx. 2.5 miles. Ingatestone Station whose line connects to London Liverpool Street is within walking distance of the premises.

**Accommodation**

The Chequers is a 3 storey multi tenanted office and retail building. Suite 5 on the first floor has 2 parking spaces. Available with Suite 6 which has 3 spaces.

<b>Suite 5 ( 1st Floor)</b>	1,252 sq.ft ( 116.31 m <sup>2</sup> )
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**Terms**

The accommodation is to be let on new lease terms to be agreed.

**Rent**

Rent - Suite 5 - £20,000 per annum, payable quarterly in advance. The rent is exclusive of service charge, insurance, business rates and utilities.

**Service Charge**

The service charge for the maintenance and upkeep of the common areas for the current year is: Suite 5 - £4,956.08 + VAT Insurance is paid by the landlord and costs recovered from the Tenant. For Suite 5 current insurance is £935.05 per annum for the year to 30 January 2025

**Rates**

<b>Suite 5 Rateable Value</b>	£18,250
<b>Uniform Business Rate 2023/2024</b>	£0.499
<b>Suite 5 Rates payable</b>	£9,107

**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each party to bear their own legal costs.

**VAT**

Value added tax is payable in respect of the rent and service charge

**Viewing & Further Information**

Contact Mass & Co:

Graham Green - graham@massandco.com or 01277 201300