

**SUITE 4 FIRST FLOOR, 4 THE LIMES, INGATESTONE, ESSEX, CM4 0BE**

**TO LET - OFFICE SUITE**

456 sq.ft - 456 sq.ft ( 42.36 m<sup>2</sup> - 42.36 m<sup>2</sup> )



**Location**

The properties 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**

4 The Limes comprises a three storey office building. suite 4 First Floor is at the front of the building. There are communal kitchen and WC facilities.

<b>First Floor</b>	456 sq.ft ( 42.36 m <sup>2</sup> )
--------------------	------------------------------------

**Terms**

The suite is available by way of a new effectively Full Repairing and Insuring Lease for a term to be agreed, which will be excluded from the provisions of the Landlord & Tenant Act governing security of tenure.

**Rent**

£6,000 Upon application. Rents are quoted per annum exclusive of service charge, rates, utilities, building insurance and VAT. Rent is payable quarterly in advance on the usual quarter days.

**Service Charge**

A service charge to cover the cost of the maintenance and upkeep of the common areas is payable. It is currently set at £3,026.60 and includes cost of heating and electricity. Insurance is arranged by the Landlord and recharged to Tenants - the current figure is £132.29 for the year ending 30 January 2025

**Planning & Use**

Offices falling with Class E

**Rates**

<b>Rateable Value - Suite 4 FF</b>	£13,750
<b>Rates Payable</b>	Prospective tenants are advised to contact Brentwood Borough Council for clarification of their business rates. Some suites qualify for Small Business Rates Relief

**Energy Performance Asset Rating**

EPC Awaited

**Legal Costs**

Each party to bear their own Legal costs. The prospective tenant will be required to pay the landlord's solicitors and agents fees should they decide to withdraw after draft contract has been issued.

**VAT**

VAT is applicable to both the rent and service charges

**Viewing & Further Information**

Contact Mass & Co:

Mass & Co Ltd for themselves and also as Agents for the seller(s)/lessee(s) of this property give notice that:

- i. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract.
- ii. no person in the employment of Mass & Co Ltd has any authority to make or give representation or warranty whatever in relation to this property.
- iii. applicants who make offers which are subsequently accepted by the seller(s)/lessee(s) will be subjected to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are conditional to the transaction.