

TO LET

Open Plan Office Suite

Adjoining Ingatestone Station

912 sq. ft. (85 m²)

SUITE 3, GRANGE COURT

The Limes, Ingatestone, Essex, CM4 0GB



- On site car parking
- Awaiting immediate occupation
- Newly refurbished

- Good vehicular access to the A12
- Short walk to Ingatestone railway station
- Pleasant location

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com



LOCATION

Grange Court occupies a pleasant position set back from Ingatestone High Street, accessed via The Limes and being only a short walk to Ingatestone mainline railway station. Ingatestone High Street is nearby, providing good access to local shopping amenities, restaurants and bars. Ingatestone station offers services to London Liverpool Street (30 minutes travel time) as well as being a strategic location with good access to the A12.

DESCRIPTION

Suite 3 is located at ground floor level on the corner and arranged as open plan accommodation throughout, together with kitchenette and toilets.

The suite has recently been refurbished.

ACCOMMODATION

Ground Floor **912 sq. ft. (85 m²)**

The above floor area has been provided to us and is subject to verification on site.

TENURE

Available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£1,833 per calendar month exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

The suite has a rateable value of £19,000. Interested parties are advised to make their own enquiries of Brentwood Council for verification purposes.

SERVICE CHARGE

A service charge is applicable. Further details upon application.

EPC

Suite 3 has a rating of D - 94.

LEGAL FEES

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

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

Chris Cornhill

Tel: 01245 342051 / 07342 038292

Email: chris.cornhill@kemsley.com

Jake Iliffe

Tel: 01245 342043 / 07946 482998

Email: jake.iliffe@kemsley.com

Ref: AC2951.1/03.26/CC



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are 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 Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



KEMSLEY^{LLP}
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are 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 Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.