

TO LET

Attractive Rural Offices On Site Car Parking

1,368 - 2,875 sq. ft. (127 - 267 m²)

THE NEW BARN, FELSTED BUSINESS CENTRE

Cock Green, Felsted, Dunmow, Essex, CM6 3GY



- Attractive rural location
- On site allocated car parking with visitors spaces
- LED lighting

- Individual offices & open plan accommodation
- Air conditioning throughout
- Awaiting immediate occupation

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

Felsted Business Centre is located in an idyllic and attractive rural location, just south east of Felsted village and only a short drive from the A120.

Strategically located providing good access to Braintree, Great Dunmow, Chelmsford and Stansted to the east.

DESCRIPTION

The New Barn occupies a prominent position as you enter Felsted Business Centre which provides a high quality barn conversion arranged over two floors with excellent modern office accommodation.

The building comprises for a combination of individual suites and open plan accommodation fitted out to a high specification to include air conditioning, perimeter trunking, individual floor boxes and LED lighting. There is allocated on site car parking with capacity for visitors spaces within the main car park.

ACCOMMODATION

Ground Floor Lobby	136 sq. ft. (13 m ²)
Ground Floor Offices	1,368 sq. ft. (127 m ²)
First Floor	1,371 sq. ft. (127 m ²)
Total	2,875 sq. ft. (267 m²)

The above floor areas are approximate and have been provided to us.

TENURE

The property is available on a leasehold basis.

RENT

£17.50 per sq. ft exclusive.

VAT

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

BUSINESS RATES

The building has a Rateable Value from April 2026 of £45,000. Individual parties are advised to make their own enquiries of the relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The property has an EPC rating of C - 59.

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:

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