

TO LET

Rural Office / Studio Suites

Extensive Onsite Car Parking

1,423 sq. ft. (132 m²)

THE OLD BARN STUBBERS FARM

Mountnessing Road, Blackmore, Ingatestone, Essex, CM4 0NX



- Quiet Rural Location
- Short drive from Ingatestone Village
- Extensive Onsite Car Parking

- Close to A12
- Fibre Optic Broadband
- Would suit offices, studio & medical uses

KEMSLEY LLP
PROPERTY CONSULTANTS

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www.kemsley.com



LOCATION

Stubbers Farm is located between Blackmore and Mountnessing, approximately two miles to the north of the A12. Brentwood is four miles to the south west, providing excellent vehicular access to the M25 (J28) and with Chelmsford to the east. Ingatestone village is within a short drive together with the train station, offering services to London Liverpool Street with 30 minutes travel time.

DESCRIPTION

The Old Barn offers various office/studio suites of different sizes, starting from single rooms or the whole building.

ACCOMMODATION

Total 1,423 sq. ft. (132 m²)

The above floor areas are approximate and have been measured.

TENURE

The property is available upon a new full repairing and insuring lease for a term to be agreed.

RENT

£32,000 per annum exclusive.

VAT

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

BUSINESS RATES

From enquiries made of the VOA, we are advised that the property has a current Rateable Value of £13,250. Interested parties are advised to make their own enquiries of the relevant local authority.

EPC

An EPC has been commissioned.

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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