TO LET

Attractive Rural Offices

On Site Car Parking

1,160 sq. ft. (108 m²)

UNIT 4, FELSTED BUSINESS CENTRE

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

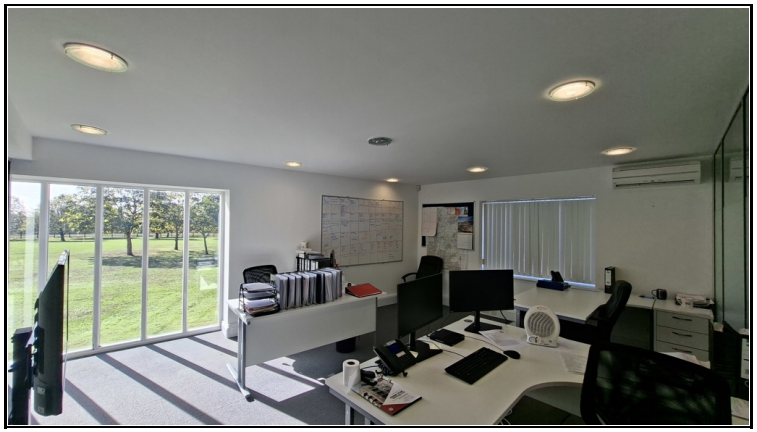


- Attractive rural location
- On site allocated car parking with visitors spaces
- LED lighting
- Individual offices & open plan accommodation
- Air conditioning throughout
- Awaiting immediate occupation

KEMSLEY LLP
PROPERTY CONSULTANTS
01245 358988
www.kemsley.com

Kemsley LLP 113 New London Road, Chelmsford, Essex, CM2 0QT







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
Unit 4 forms part of Felsted Business Centre which provides high quality offices arranged over two floors with excellent modern accommodation.

The building provides office 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

Total	**1,160 sq. ft. (108 m²)**

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE
The property is available on a leasehold basis.

RENT
£17.50 per sq. ft.

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

BUSINESS RATES
Further details available upon application.

SERVICE CHARGE
A service charge is applicable. Further details on application.

EPC
The property has an EPC rating of D - 81.

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: 07342 038292 / 07342 038292
Email: chris.cornhill@kemsley.com

Jake Iliffe
Tel: 01245 342043 / 07946 482998
Email: jake.iliffe@kemsley.com

Ref: AC2988d

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. Some images may have been enhanced using AI or other digital editing tools to improve appearance and presentation. Any such images will be clearly marked. Such alterations are not intended to misrepresent the property or obscure any material information. Interested parties should rely on their own inspection and enquiries regarding the suitability and condition of the premises. 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. Some images may have been enhanced using AI or other digital editing tools to improve appearance and presentation. Any such images will be clearly marked. Such alterations are not intended to misrepresent the property or obscure any material information. Interested parties should rely on their own inspection and enquiries regarding the suitability and condition of the premises. 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.