

## SECOND FLOOR, 4 THE LIMES, INGATESTONE, ESSEX, CM4 0BE

### TO LET - OFFICE SUITE

1,800 sq.ft ( 167.23 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 and this listing is for the whole of the top floor. It has its own kitchen and WC facilities.

#### 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

£18,000 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 £7,258.87 + VAT and includes cost of heating and electricity. Insurance is arranged by the Landlord and recharged to Tenants - the current figure is £443.77 for the year ending 30 January 2026

#### Planning & Use

Offices falling with Class E

#### Rates

<b>Rateable Value</b>	£13,750
<b>UBR (2023/2024)</b>	0.499
<b>Rates Payable</b>	£56,861

#### 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 charge

#### Viewing & Further Information

Contact Mass & Co:

Graham Green - [graham@massandco.com](mailto:graham@massandco.com) or 01277 201300