



## To Let

370 sq ft

(34.37 sq m)

£15,540 per annum

## Office Space

- Modern Business Centre
- Suitable for a Wide Range of Requirements
- Close to Harold Wood Mainline Railway Station
- Direct Road Links
- Less Than 2 Miles From A12/M25 Junction
- Easily Accessible for Transport/Logistics
- Fully Inclusive Rent

## Location

Bates Business Centre is a serviced office/business centre located on The Old Brickworks Industrial Estate. It is suitable for a wide variety of uses. The centre is conveniently located south of the A12, less than two miles from Junction 28 on the M25 motorway. Harold Wood station is within walking distance and provides a frequent rail service to London Liverpool Street, as well as the Elizabeth Line; providing fast access to Heathrow Airport and central London.

## Description

An office building located within Bates Business Centre.

## Terms

Available on a new full repairing and insuring lease for a term to be agreed

## Rent

The rent is £15,540 per annum, exclusive.

## Planning and Use

The property can be used for offices.

## Business Rates

Business rates to be confirmed.

## Service Charge

Bates Business Centre is a serviced office and rent is fully inclusive, with the exception of rent and broadband costs which tenants are required to source themselves.

## Energy Performance Certificate

The property energy rating is C 69.

## Value Added Tax

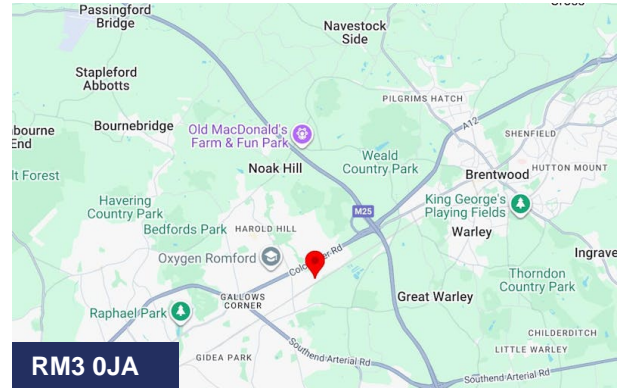
Value Added Tax is applicable to the rent.

## Legal Costs

Each party to bear their own legal costs.

## AMLR

In line with current Anti-Money Laundering Regulations, all prospective tenants or purchasers will be required to provide satisfactory identification and verification documentation before any offer can be accepted. We may undertake electronic checks to comply with these obligations.



### Summary

Available Size	370 sq ft
Rent	£15,540 per annum
Business Rates	Upon Enquiry
EPC Rating	C (69)

### Viewing & Further Information

Mark Mannering

01277 289150 | 07896 768002

[enquiries@mjmpropertyconsultants.co.uk](mailto:enquiries@mjmpropertyconsultants.co.uk)