



BARLEY BARN, SLAMSEYS FARM BLACKLEY LANE GREAT NOTLEY, CM77 7QW

£42,200 PER ANNUM

Sympathetically renovated Self-contained building, would suit an Open Plan office with a separate meeting/reception area. Situated in pleasant Rural Surroundings, Barley Barn is divided into three areas, the main area offering 2,123 sq.ft., a further office/meeting/reception area of 529 sq. ft and the Kitchen/ WC/ cloakroom in between. Total Area: 2,813 sq. Ft.



BARLEY BARN, SLAMSEYS



TERMS

Slamseys Farm borders Horizon 120 Business Park, next to the A131 between Chelmsford and Braintree. Slamseys is within easy walking distance from the centre of Great Notley and has good public transport links including DigiGo on demand buses. Excellent road links to Chelmsford, Braintree, Dunmow and Stansted Airport (A120, A131, M11 & A12).

Barley Barn is equipped with underfloor heating, mains water, private sewage, a fully-fitted kitchen and disabled WC.

Terms:

3 year lease Outside the protection of the L&T Act 1954

Rent inclusive of buildings insurance. Payable monthly in advance by standing order.

Deposit equivalent to 3 months' rent

Rolling break clause on 6 months' written notice

Rates are the Tenant's responsibility (RV £12,500)

Telephone/broadband paid by tenant.

Internal Storage (100 sq.ft)

Each party pays their own legal costs.

Landlord prepares lease.

One Month's holding Fee required (refundable on completion of the lease).

VAT on rent

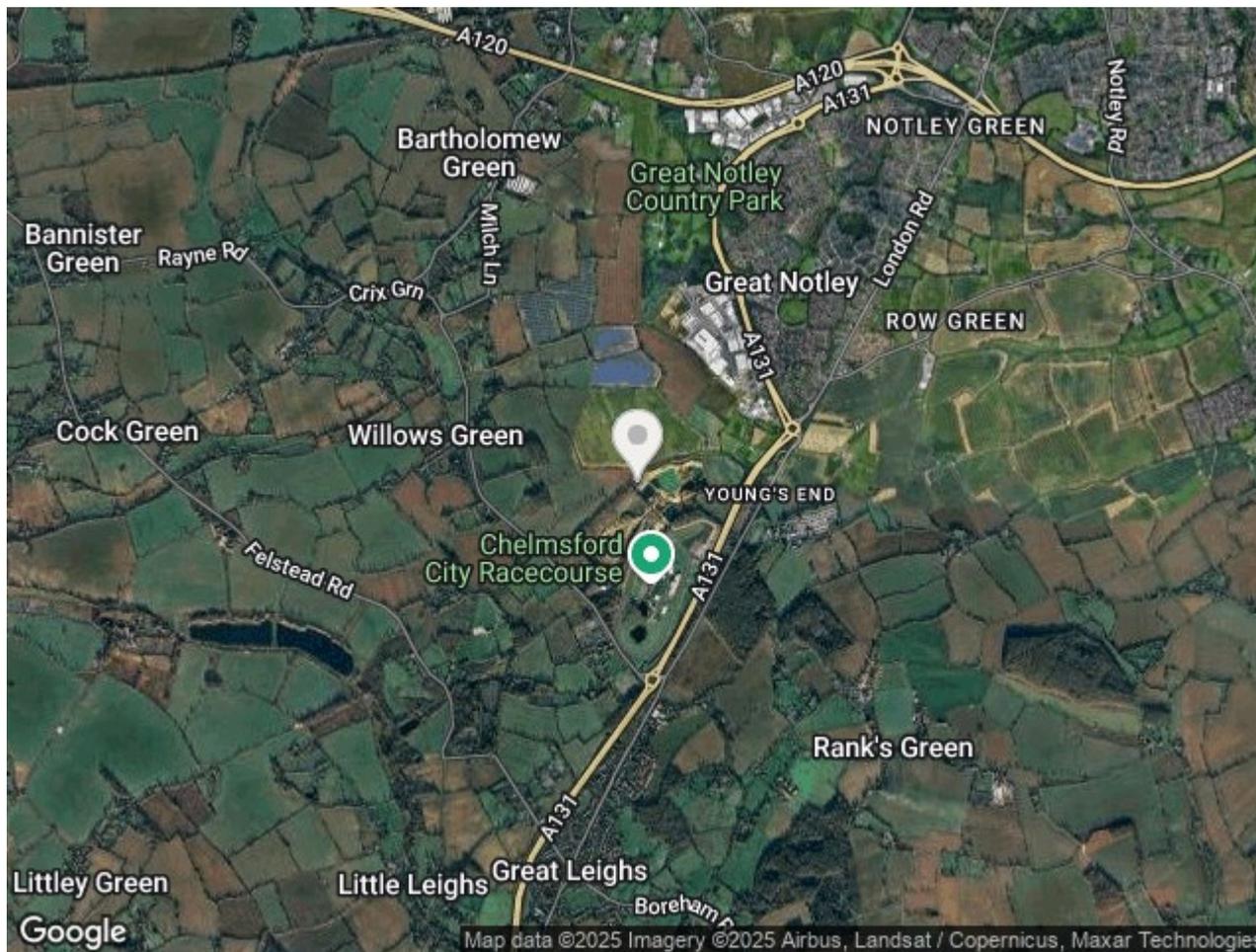
Subject to References/ Guarantor

Permitted Hours Monday to Friday 8 am to 6 pm. Saturday 8 am to 1pm. No Access

Sundays/Bank holidays

Anti Money Laundering

In accordance with the latest Anti-Money Laundering Legislation, the tenant will be required to provide proof of identity and address to the letting agent.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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