



**Unit 7 Parklands Business Centre, Stortford Road, Leaden Roding, CM6 1GF**

## To Let - Flexible Terms

Low Cost Office/Light Industrial Accommodation

55 sq. m (600 sq. ft.) GIA Approx.

- £500 PCM
- Available Immediately
- Easy In/Easy Out License
- Close proximity to the A120/M11 & Stansted Airport
- On Site Parking

## Location

Parklands Business Centre is located in Leaden Roding on the A1060 (Stortford Road) 750 yards from the junction of Chelmsford Road (A1060) and Dunmow Road (B814). Leaden Roding is located approximately 9 miles to the north west of Chelmsford and approximately 8 miles to the south of Stansted Airport, Great Dunmow and the A120 trunk road.

Motorway links are provided via junction 8 of the M11 approximately 10 miles to the north-west and frequent direct rail services to London are provided via Sawbridgeworth, Bishops Stortford and Stansted Airport.

## Description

The property comprises an end of terrace single storey business unit constructed of a steel portal frame with metal cladding, timber casement windows and a concrete floor. WC and kitchenette facilities are provided. The unit is currently split into four separate offices/rooms.

Allocated car parking is provided directly outside the property.

## Accommodation

All measurements and areas are approximate to gross internal area in accordance with the RICS Code of Measuring Practice:

<b>Total</b>	<b>55.00 sq. m.</b>	<b>(600 sq. ft.)</b>
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## Tenure

The unit is available on a new Lease on terms to be agreed.

## Business Rates

According to verbal enquiries with the Rating Authority the premises are assessed as follows:

Rateable Value	£4,000
Rates payable (2014/2015)	£1,830 per annum approx.

The property is eligible for Small Business Rate Relief. Please contact the Rating Authority for further information.

## Rent

£500 PCM

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult with professional advisers as to their liabilities, if any, in this direction.

## Viewing

Strictly by prior appointment:

**Fenn Wright, 114 New London Road, Chelmsford, CM2 0RG**

**JAMES WRIGHT**

**T: 01245 261226**

**F: 01245 347174**

**E: [jw@fennwright.co.uk](mailto:jw@fennwright.co.uk)**

# Energy Performance Certificate

## Non-Domestic Building



Unit 7 Parklands Business Centre  
Stortford Road  
Leaden Roding  
DUNMOW  
CM6 1GF

**Certificate Reference Number:**  
0210-5957-0379-1310-2010

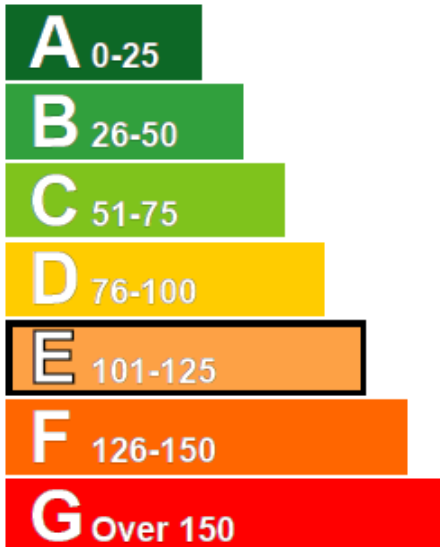
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



◀ 114 This is how energy efficient the building is.

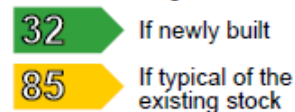
Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	60
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	115.25

### Benchmarks

Buildings similar to this one could have ratings as follows:







**Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:**

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.