

## FOR SALE (MAY LET) OFFICES

Dairy Farm Cottages, Cuton Hall Lane, Springfield  
Chelmsford, CM2 6PB

### Key information

- ☐ Very attractive prestigious offices
- ☐ Secure self-contained site
- ☐ Accessible location
- ☐ Exceptionally generous car parking
- ☐ Suitable for a wide variety of uses
- ☐ Large gardens

### Contact

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## Location

Forming part of a small business park just off the A12 this property is situated to the east of Chelmsford, close to Chelmer village.

Immediately adjacent are car dealerships representing Land Rover and Ford, and opposite is B&Q and Long Acre Garden Centre.

## Description

A very attractive Grade II Listed former dwelling house, which has been in use for high specification prestigious offices for many years.

Offering cellular accommodation, there are toilets and welfare facilities on the ground and first floors with a generous car parking area and gardens externally.

There is potential for continuation of the office use or alternative uses such as a children's day nursery, medical clinic or various community uses.

## Energy Performance Rating

Energy Performance Asset Rating – TBC

## Tenure

Freehold with vacant possession. Consideration may be given to leasehold proposals. Please ask the agent for details

## Terms

Freehold Price - £650,000.

Leasehold – Initial rent will be £40,000 per annum with a minimum lease term of 5 years.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rating

We are advised that the Rateable Value for the property is £23,000.

The UBR for 2024/25 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Viewing

Strictly via the sole letting agent only



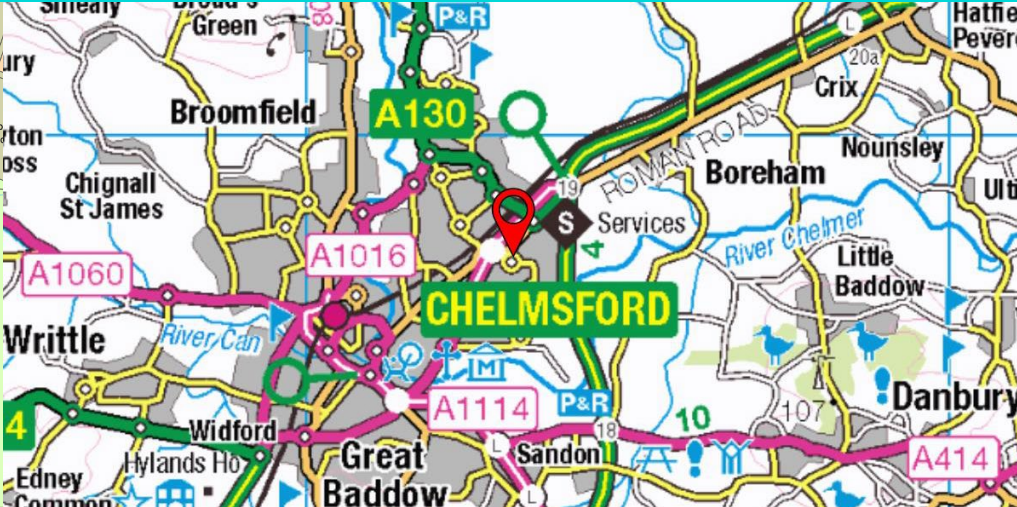


Accommodation

The property comprises the following approximate floor areas:-

|                 | Sq m    | Sq ft |
|-----------------|---------|-------|
| Ground floor    |         |       |
| Offices         | 88.02   | 947   |
| Kitchen         | 4.54    | 49    |
| WC Block        | 10.24   | 110   |
| First Floor     |         |       |
| Offices         | 59.22   | 637   |
| WC              | 2.43    | 26    |
| Second Floor    |         |       |
| Offices         | 20.03   | 216   |
| Total           | 184.48  | 1,985 |
|                 | Hectare | Acre  |
| Total Site Area | 0.139   | 0.34  |

Note: These areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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- London
- Manchester



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