



**TO LET - AVAILABLE IMMEDIATELY ON A NEW LEASE**

**Ground Floor Office Suite with Parking**

Suite 1, Banters House, Banters Lane, Main Road,  
Great Leighs, Chelmsford, CM3 1QX

**QUOTING RENT**

**£1,000 Per Month Exclusive**

**AVAILABLE AREA [GIA]**

**608 sq. ft**  
[56.48 sq. m]

## IN BRIEF

- » Available Immediately on a New Lease
- » Exempt from Business Rates Subject to Individual Circumstances
- » Allocated Car Parking
- » Tea Point

## LOCATION

The property is situated on the established Banters Lane Business Park a short distance from the A131 which provides direct access to the A120 to the North and Chelmsford/A12 to the South. The A120 provides access to the M11 and Stansted Airport and the A12 provides access to the M25 (Junction 28). The new Beaulieu Park Train Station which provide frequent services to London Liverpool Street is approximately 12 minutes away by car.

## DESCRIPTION

A ground floor office suite providing an open plan area and two private offices. The office suite has its own tea point and access to communal WC facilities. Allocated car parking is provided directly outside the property.

## ACCOMMODATION

» Total: 56.48 sq. m [608 sq. ft.]

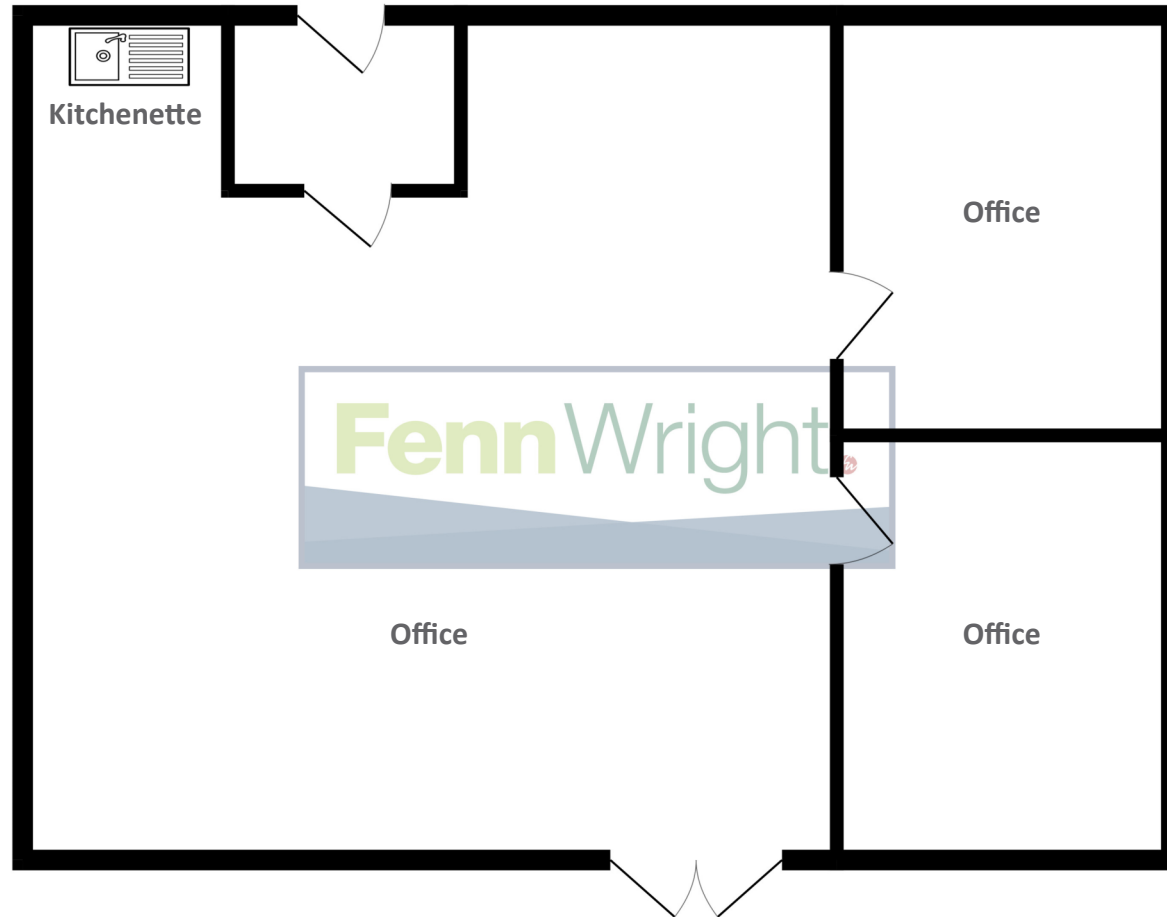
## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised the premises falls within Band B (49) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available upon request.

## SERVICES

We understand the property is connected to water and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.





Indicative Floor Plan Only - Not to Scale

### **BUSINESS RATES**

We are advised that the premises have a rateable value of £7,600 (2025/26). Therefore estimated rates payable of approximately £3,792 for the current year. The premises may be eligible for small business rates relief subject to individual circumstances. Interested parties are advised to make their own enquiries.

### **SERVICE CHARGE**

There is a service charge for the update of the communal areas. The service charge is approximately £130 plus VAT per month.

### **TERMS**

The property is available on a new lease for a minimum term of one year.

### **RENT**

£1,000 Per Month Exclusive.

### **VAT**

We understand VAT is applicable.

### **LEGAL COSTS**

Each party to bear their own legal costs incurred in this transaction.

### **ANTI-MONEY LAUNDERING REGULATIONS**

Anti-Money Laundering Regulations require Fenn Wright to formally verify a Prospective tenant's identity prior to the instruction of solicitors.



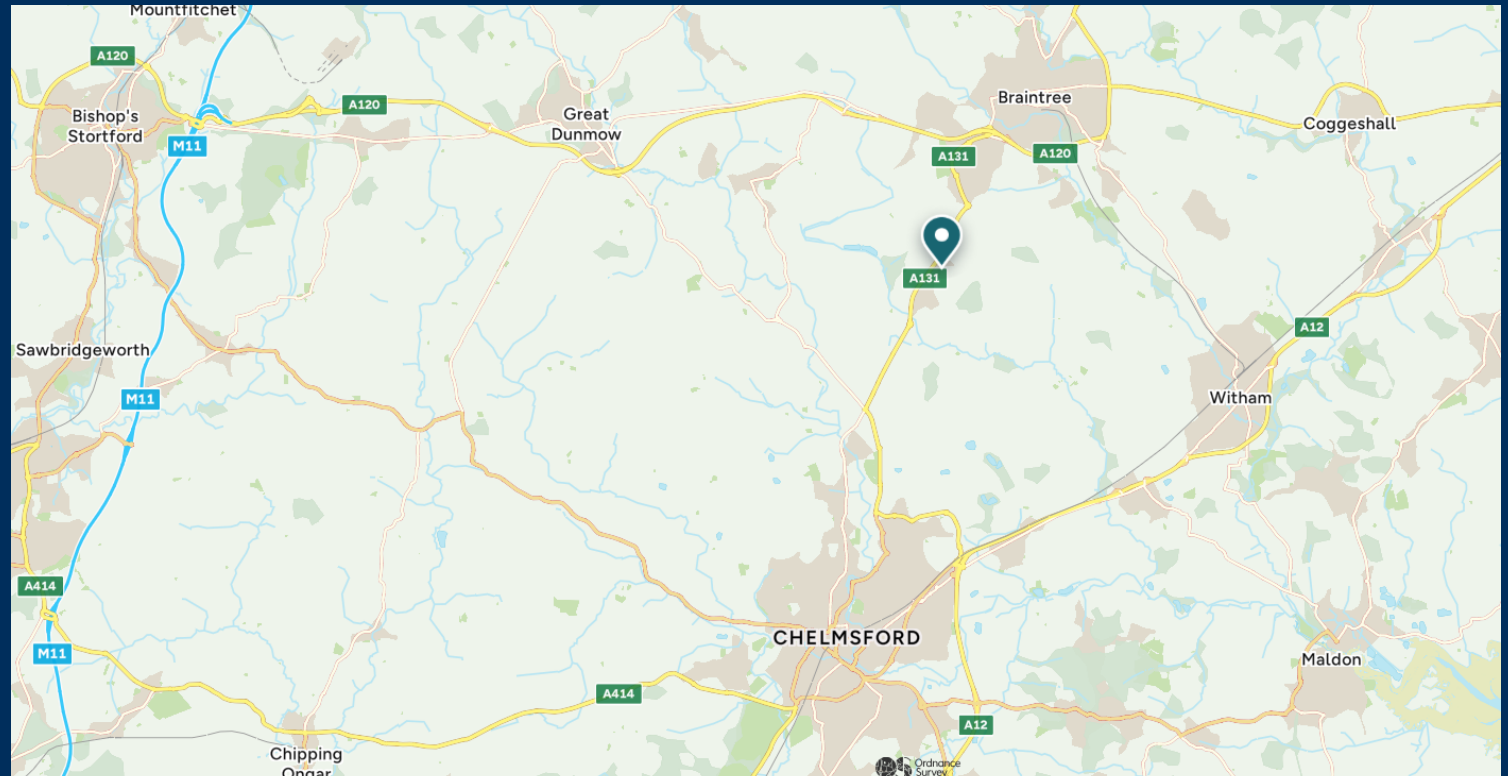
**VIEWINGS STRICTLY BY PRIOR APPOINTMENT  
VIA SOLE LETTING AGENTS:**

**Fenn Wright**

Contact: James Wright

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Particulars created November 2025

