



GROUND FLOOR OFFICES IN MULTI-TENANTED BUILDING TO LET

170 SQ FT TO 215 SQ FT APPROX

Choles Yard Offices, Choles Yard, 284 High Road, North Weald, Essex, CM16 6EG

Choles Yard is a small development of business units prominently positioned on the B181 just off its junction with the A414.

A single storey office building occupies the centre of the site and provides a variety of small offices occupied by various businesses on either side of a central corridor. Communal WC facilities are positioned at the far end of the corridor. Each room has security grills to the windows and one car parking space in the shared car park.

- Convenient for M11
- On-Site Parking
- Security Grills to Windows
- One Year Minimum Term
- Separately Assessed for Rates
- VAT is not charged
- EPC D-96



ROOM 5



ROOM 12

TERMS

The offices are available on new leases for a term of one year.

A deposit equivalent to one month's rent is required to be held for the duration of the term.

SERVICE CHARGE

A service charge is levied towards heat power and light, maintenance of common parts and services, common water and drainage, exterior and structural repairs and maintenance, grounds and car park repair and maintenance, buildings insurance and cleaning of common areas and WCs. The service charge is reviewed annually.

BUSINESS RATES

Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of Epping Forest District Council (01992 564064) to verify the Business Rates payable.

LEGAL COSTS & REFERENCING

Tenants are to contribute a sum of £200 plus VAT, towards the costs of obtaining references and producing the Lease. Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is **not charged** on sums due.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.

CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at

<https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>

CURRENT AVAILABILITY

Office	Size	Rent	Service Charge	Rateable Value	Parking
1	190 sq ft	£185 pcm	£138 pcm	£1900	1 space
4	215 sq ft	£195 pcm	£158 pcm	£2,025	1 space
10	170 sq ft	LET			
13	170 sq ft	£180 pcm	£124 pcm	£1675	1 space

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