

01206 577667

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**Serviced Office Suites – To Let**



## **Bates Business Centre, Church Road, Harold Wood, RM3 0JA**

Asking Rent: From £9,240 Per Annum Exclusive    220-305 Sq. Ft (20-28 Sq. M)

- Inclusive Terms
- Allocated Parking
- Receptionist
- 24/7 Access
- Close Proximity to A12/M25

## Location

Bates Business Centre is located on the Bates Industrial Estate, a well located industrial estate just a few hundred yards from the A12 and less than 2 miles to Junction 28 of the M25. Mainline railway services can be found at Harold Wood less than 1 mile away. London Liverpool Street is approximately 30 minutes away.



## Description

Bates Business Centre is a multi-tenanted serviced office building. The offices are carpeted throughout and are supplied with furniture as well as access to secure filing cabinets. Communal kitchen and WC facilities are provided on each floor. Inclusive terms include:

- Lighting
- Business Rates
- Water Rates
- Building Insurance
- Office Cleaning
- CCTV Security
- Allocated Parking
- Receptionist
- Air Conditioning
- Boardroom Facilities

## Accommodation

|           |           |
|-----------|-----------|
| Suite S1  | 220sq.ft  |
| Suite T9  | 220sq.ft  |
| Suite S10 | 305sq. ft |

## Asking Terms

The business centre offices are offered with an easy in/easy out licence, only one monthly bill payment but tenant's direct telephone/internet bill.

## Asking Rent

|           |                   |
|-----------|-------------------|
| Suite S1  | £9,240 per annum  |
| Suite T9  | £9,240 per annum  |
| Suite S10 | £12,810 per annum |

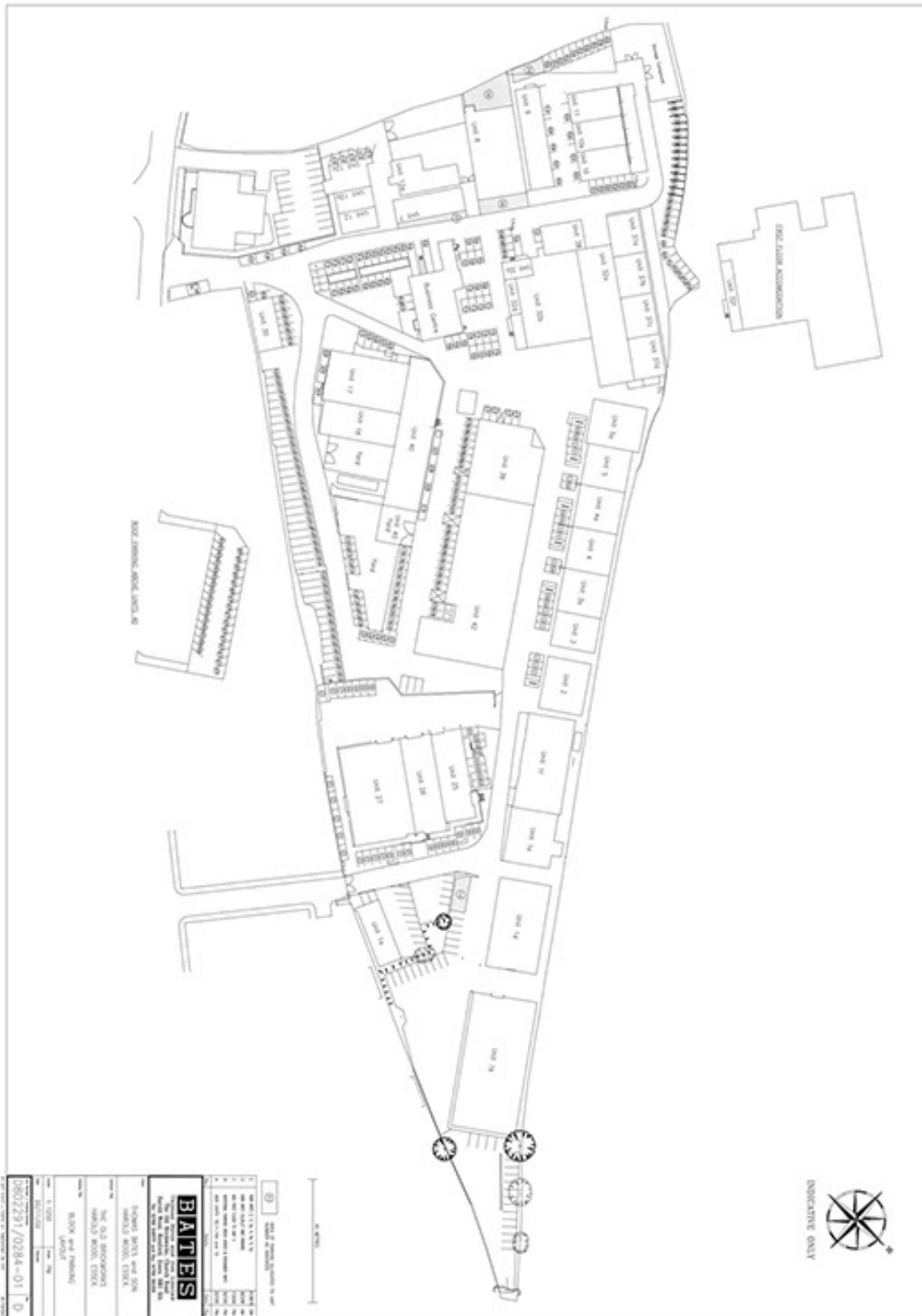
## Legal Fees

Each party is to bear their own legal costs incurred during the course of any transaction.

## Energy Performance Certificate

The properties have an energy efficiency rating of: TBC





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## Misrepresentations Act 1967

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