



TO LET

Air Conditioned Self-Contained Rural Offices with Car Parking

**Units 2 & 3, Felsted Business Centre,
Felsted, Essex CM6 3GY**

RENT

From £18,000

per annum exclusive plus VAT

AVAILABLE AREA

1,033 - 2,172 sq ft

[95.93 - 201.75 sq m]

IN BRIEF

- » Air conditioned offices
- » Allocated parking spaces plus visitor spaces
- » Approximately 3.2 miles from A120
- » Attractive rural location

LOCATION

The property is situated in a rural location just to the south of Felsted Village. The village provides local amenities with a village shop, other local retailers and professional service providers, pubs, restaurants, and a Bed and Breakfast.

Felsted Business Centre is approximately 6 miles to the southwest of Braintree, 10 miles north of Chelmsford, and 12 miles east of Stansted.

The property is located approximately 3.2 miles from the nearest junction to the A120 providing eastbound access towards Braintree and Colchester. The westbound junction is found at the Dunmow South Interchange located less than 6 miles from the property and provides access to Stansted and the M11.

DESCRIPTION

Situated within Felsted Business Centre, Unit 2 and Unit 3 provide self-contained office accommodation over the ground and first floors.

The accommodation benefits from wall mounted air conditioning, recessed LED lighting, floor boxes and perimeter trunking, kitchenette facilities, and communal male/female WCs. Externally is allocated car parking and visitor spaces in the landscaped car park.

ACCOMMODATION

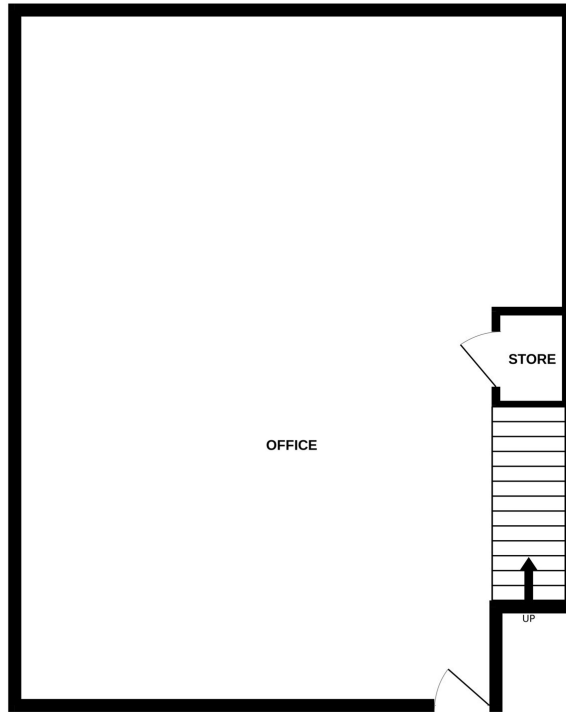
[Approximate Net Internal Floor Areas]

» Unit 2 Ground floor:	752 sq ft	[69.84 sq m]
» Unit 2 First Floor:	387 sq ft	[35.98 sq m]
» Unit 2 Total:	1,139 sq ft	[105.82 sq m]
» Unit 3 Ground Floor:	500 sq ft	[46.43 sq m]
» Unit 3 First Floor:	533 sq ft	[49.50 sq m]
» Unit 3 Total:	1,033 sq ft	[95.93 sq m]

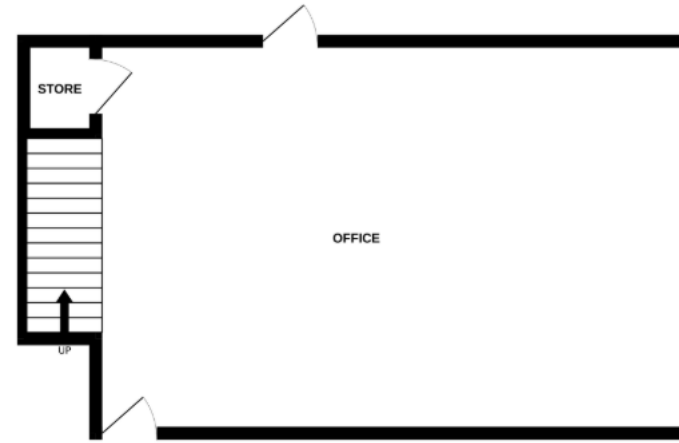


Floorplan - Not to Scale and for Indicative Purposes only

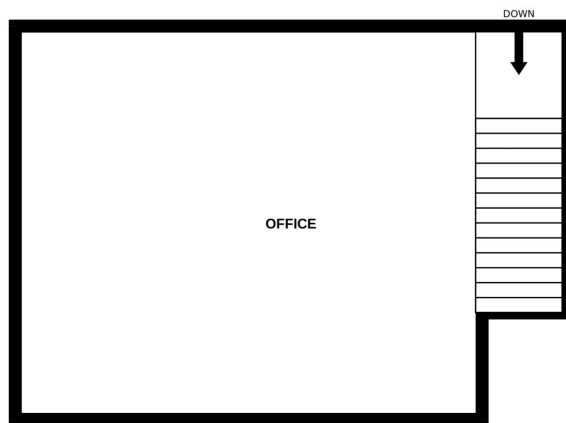
Unit 2
Ground Floor



Unit 3
Ground Floor



First Floor



First Floor





SERVICES

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.

BUSINESS RATES

The premises have a single combined business rates assessment with a rateable value of £34,750 which will give rise to an approximate annual rates liability of £15,012 (2026/27). Should the units be let individually, the business rates will require reassessment.

Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE [EPC]

Unit 2 has an EPC rating of D - 87

Unit 3 has an EPC rating of D - 88

SERVICE CHARGE

The scheme's standard service charge provisions will apply. Further information is available upon request.

TERMS

Units 2 and Unit 3 are available to let from March 2026 in whole or individually on new full repairing and insuring leases by way of a service charge.

RENTS

The units are available to let at the following commencing rents:

Unit 2: £19,950 per annum exclusive plus VAT.

Unit 3: £18,000 per annum exclusive plus VAT.

VAT

We understand that the property is elected to VAT.

LEGAL COSTS

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

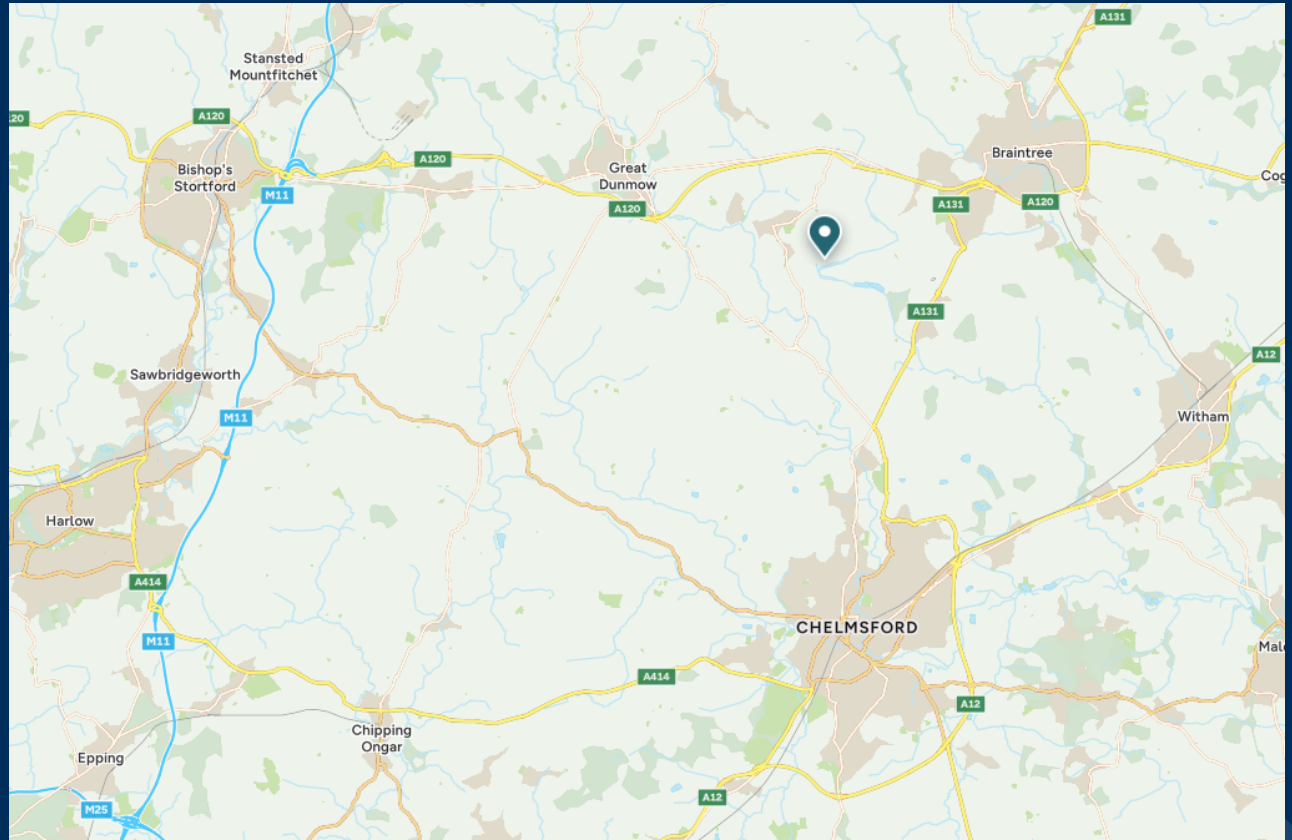
VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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OS licence no: TT000311015

Particulars updated April 2026

