



TO LET

Modern Air Conditioned Offices in Rural Setting with Parking

The New Barn, Felsted Business Centre,
Felsted, Essex CM6 3GY

RENT

From £11,568

per annum exclusive plus VAT

AVAILABLE AREA

661 - 2,853 sq ft

[61.44 - 265.07 sq m]

IN BRIEF

- » Modern air conditioned offices
- » Allocated parking spaces plus visitor spaces
- » Approximately 3.2 miles from A120
- » Attractive rural location
- » LED lighting

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 to the front of Felsted Business Centre, The New Barn forms a high-quality barn conversion, providing modern office accommodation over ground and first floors.

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

ACCOMMODATION

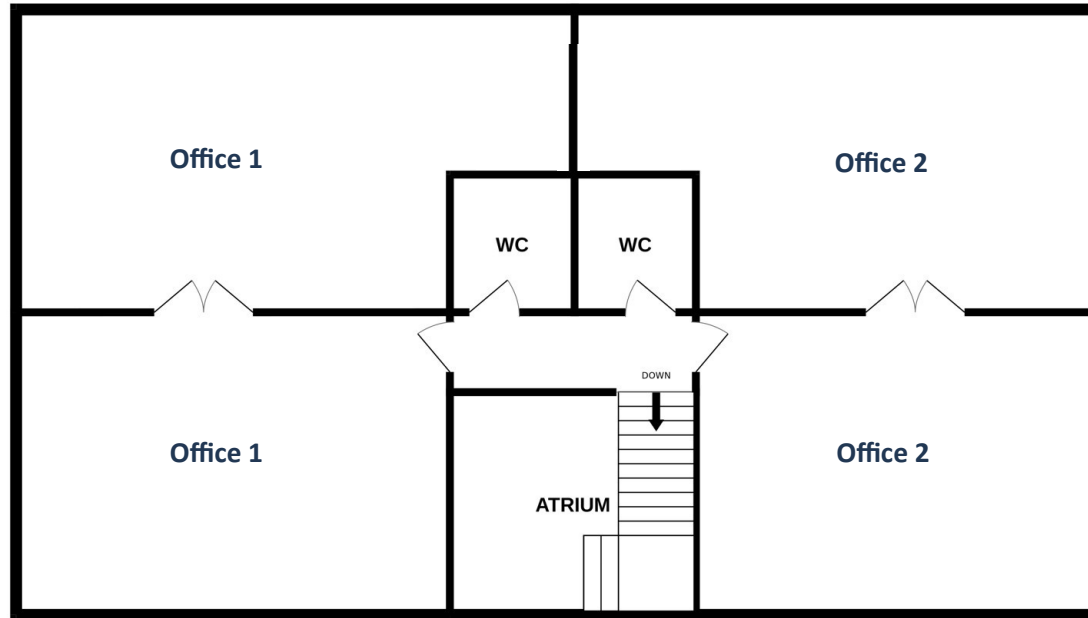
[Approximate Net Internal Floor Areas]

» Office 1 (Ground Floor):	685 sq ft	[63.67 sq m]
» Office 2 (Ground floor):	661 sq ft	[61.44 sq m]
» Office 3 (First Floor):	708 sq ft	[65.81 sq m]
» Office 4 (First Floor):	662 sq ft	[61.53 sq m]
» Ground Floor Lobby:	136 sq ft	[12.62 sq m]
» Total:	2,853 sq ft	[265.07 sq m]

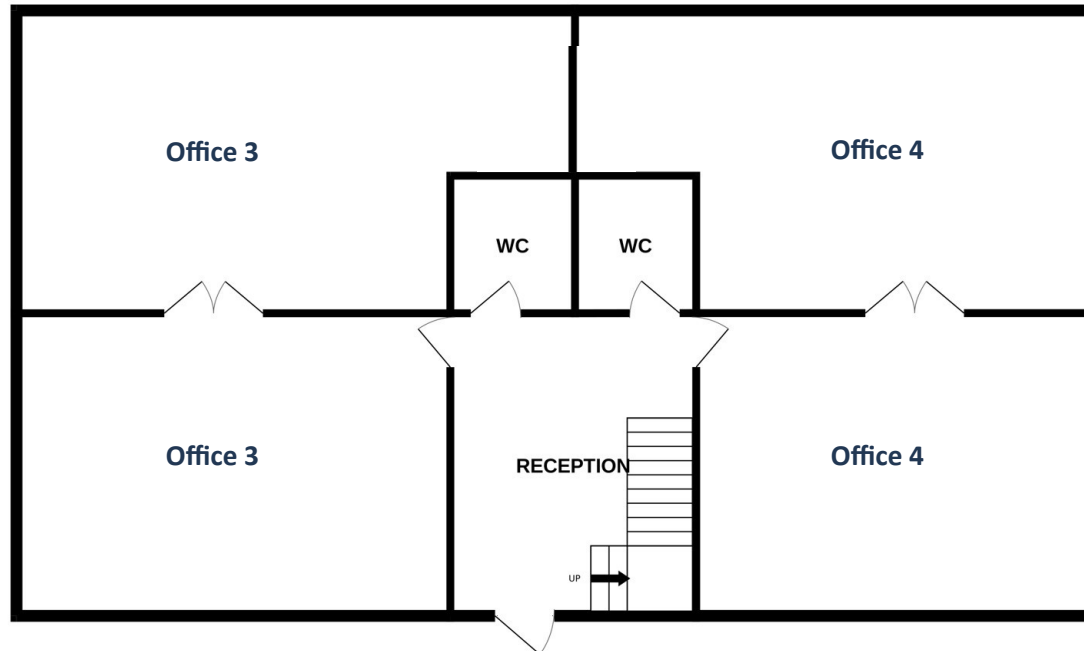


Floorplan - Not to Scale and for Indicative Purposes only

Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



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

We are advised that the premises has a rateable value of £45,000 which will give rise to an approximate annual rates liability of £19,440 (2026/27). Should the premises be let as individual offices, the business rates will require reassessment.

Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE [EPC]

C - 59

SERVICE CHARGE

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

TERMS

The New Barn is available to let in whole or as individual offices on a new full repairing and insuring leases by way of a service charge at a commencing rent based on £17.50 per sq. ft. 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.

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.

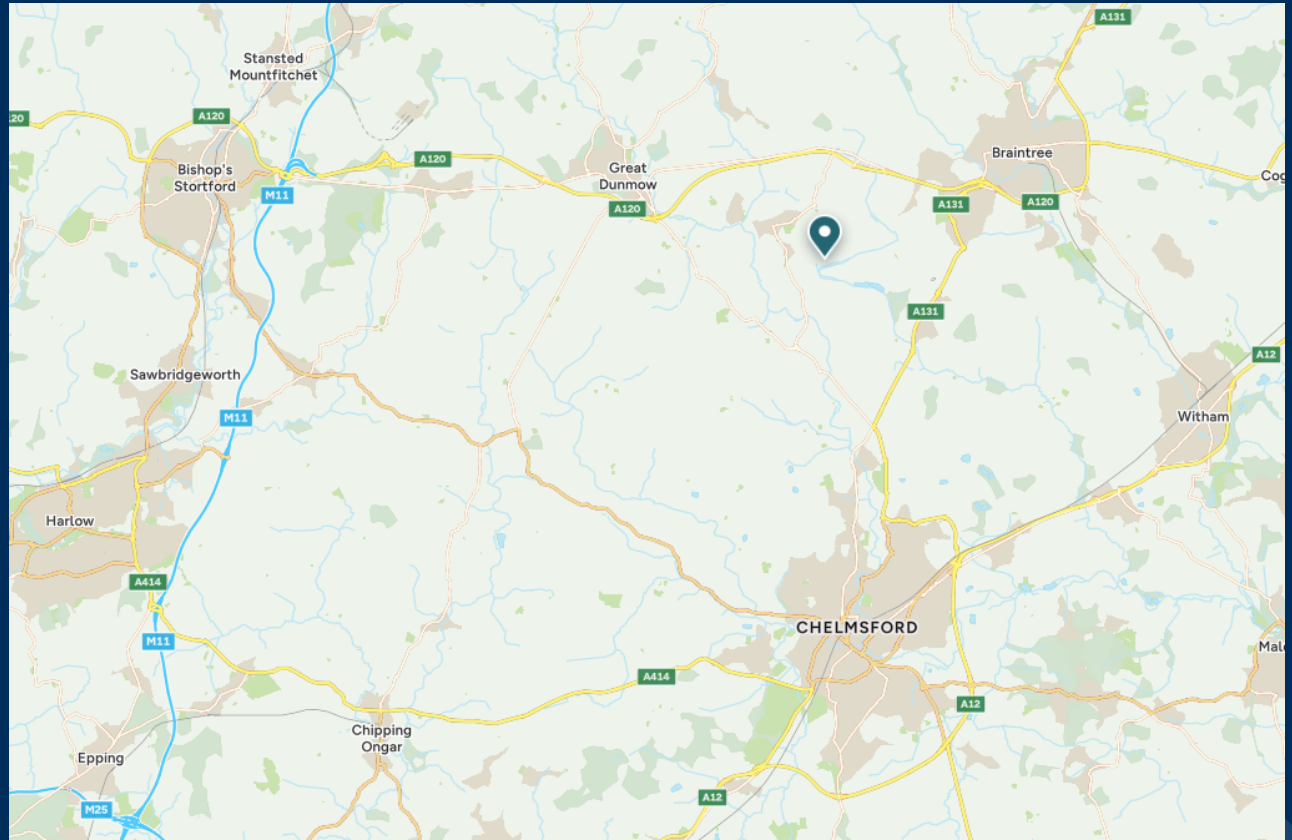
VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

Fenn Wright
20 Duke Street
Chelmsford
Essex CM1 1HL

Contact:
John Logan
E: jdl@fennwright.co.uk

Scarlett Small
E: scarlett.small@fennwright.co.uk

fennwright.co.uk
01245 261226



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars updated April 2026

