



TO LET

Modern Two Storey Rural Offices with Car Parking

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

RENT

From £23,940

per annum exclusive plus VAT

AVAILABLE AREA

1,368 - 2,875 sq ft

[127.11 - 267.07 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

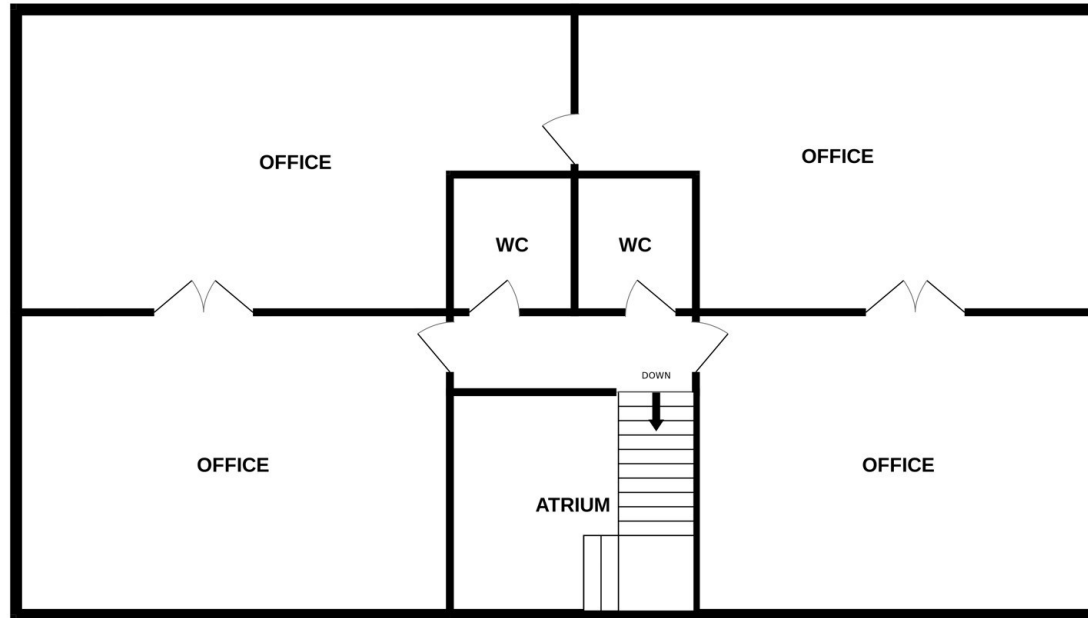
[Approximate Net Internal Floor Areas]

- » Ground Floor Offices: 1,368 sq ft [127.11 sq m]
- » Ground Floor Lobby: 136 sq ft [12.62 sq m]
- » First Floor: 1,371 sq ft [127.34 sq m]
- » Total: 2,875 sq ft [267.07 sq m]

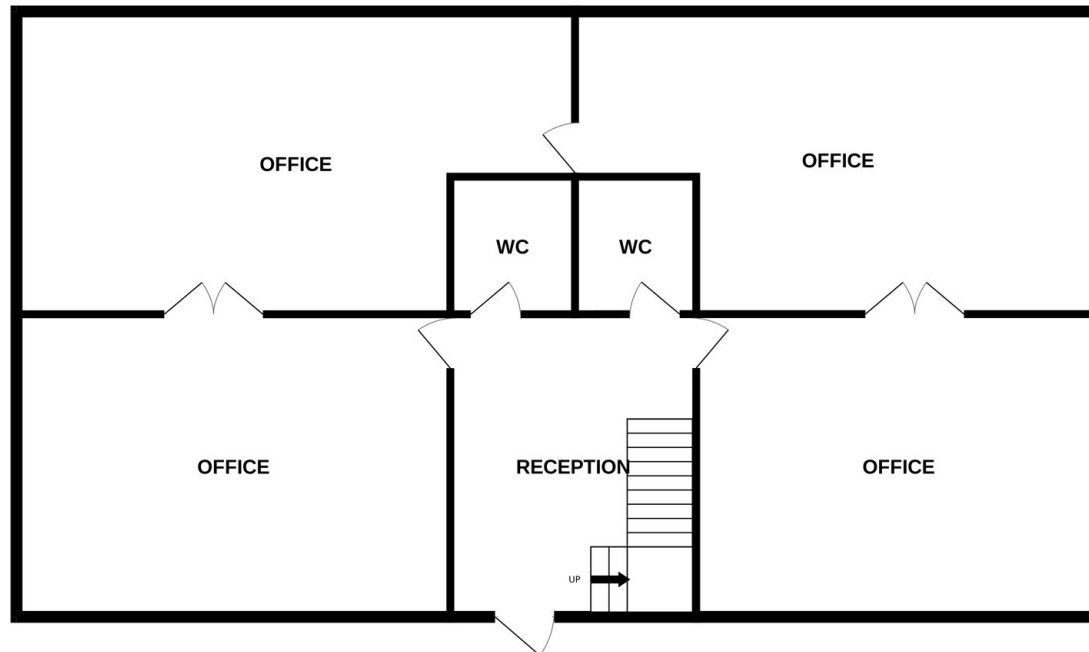


Floorplan - Not to Scale and for Indicative Purposes only

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.
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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 £37,250, which will give rise to an approximate annual rates liability of £18,625 (2025/26). Should the premises be let floor by floor, 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 on a floor by floor basis on new full repairing and insuring leases by way of a service charge at a commencing rent of £23,940 per annum exclusive plus VAT per floor.

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.

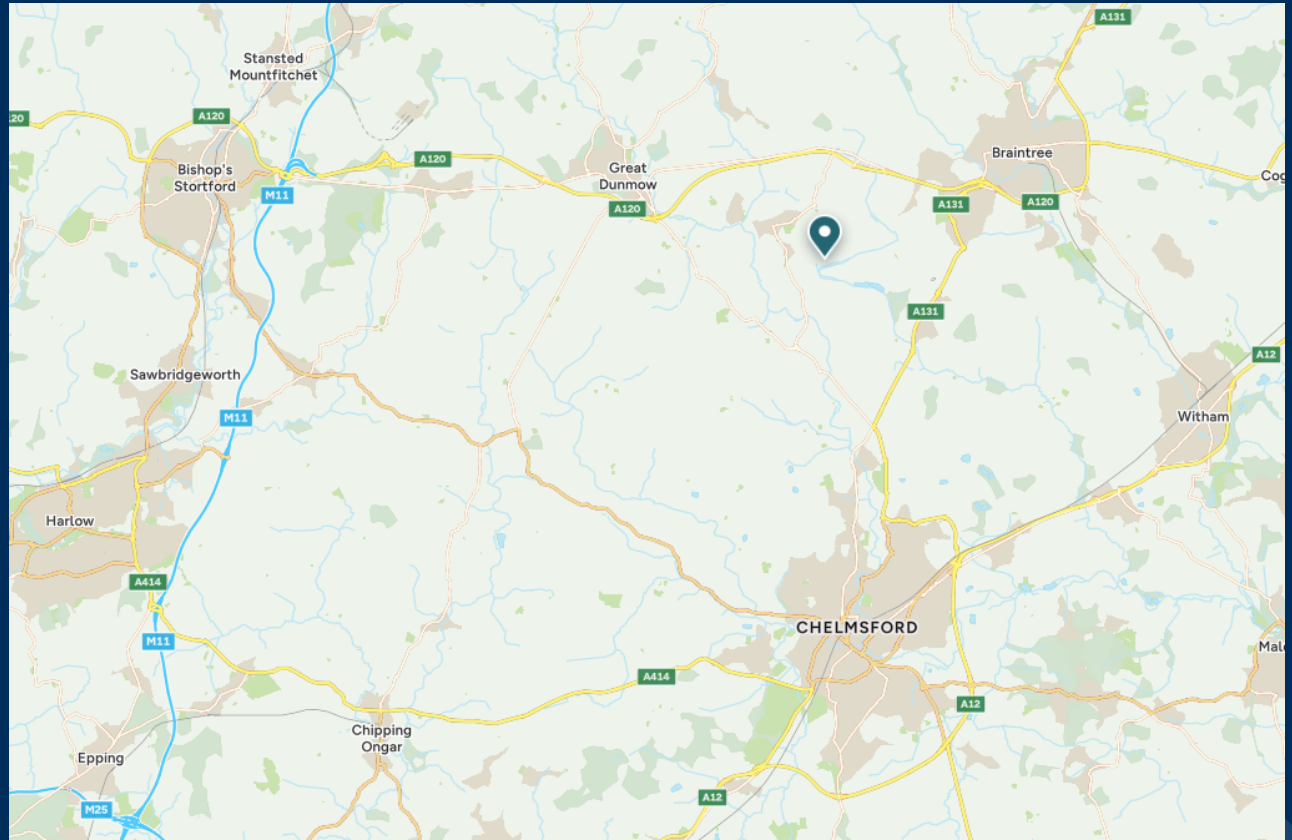
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Particulars updated December 2025

