



**Serviced Office: Chelmsford**

**Monthly £1,350**

## **RAYLEIGH OFFICE**

For further information or to arrange  
to view this property please call

**01268 904389**

Renovated office facility available in Chelmsford, Great Baddow on a rural industrial estate.

### **DETAILS**

This ground floor office has recently been refurbished to a high standard.

The office benefits from having large open plan areas, as well as individual board rooms and directors offices.

The building is situated in a beautiful setting overlooking rural parkland but benefits from excellent links to Chelmsford, Great Baddow which gains the site access to the the A12 and A130 (both within 3 miles by car).

### **SIZE**

1,108 square feet | **Â£1,350 per month + VAT**

Electric will be charge on top as a monthly charge.

### **SERVICES**

The building has the benefit of lighting and electric and heating.

The site has communal toilets and CCTV.

The unit is soon to have a brand new kitchen fitted, this will be done prior to the new tenant taking occupancy.

### **SERVICE CHARGE**

The tenant will be responsible for paying a service charge @ Â£1.75 per square foot

### **INSURANCE**

The tenant is responsible for their own contents insurance.

Buildings + Public liability insurance contribution @ Â£0.45 per square foot.

### **DEPOSIT**

The tenant is asked to pay a 3 month security deposit

### **TERMS**

5 Year Lease with a 3 year mutual break clause. There will also be a 3 year rent and service charge review.

The lease will be outside of the 1954 LTA Act.

## **LEGAL**

### **NOTICE**

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

