



**Office: Saffron Walden**

**Monthly £800**

## **RAYLEIGH OFFICE**

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

**01268 904389**

A recently converted office in a picturesque location.

### **DETAILS**

The office is situated on the outskirts of Clavering Village, Saffron Walden.  
The office has the benefit of a kitchenette area.

### **SIZE**

The office measures approximately 500 sq ft

### **SERVICES**

The building has mains water and electricity.

### **SERVICE CHARGE**

None

### **INSURANCE**

The tenant is responsible for the payment of their own contents insurance.

### **NON-DOMESTIC RATES**

The property has a rateable value of £2,075 and could be eligible for Small Business Rate Relief.

### **TERMS**

To be agreed with the Landlord.

## **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.

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