



**Office: Chelmsford**

**Monthly £1,285**

## CHELMSFORD OFFICE

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

**01245 231123**

Attractive office premises of approximately 1,285 sq ft available on secure rural site to the west of Chelmsford.

### DETAILS

#### DESCRIPTION

High specification office accommodation set out over two floors. The premises are carpeted and have central heating.

There is further office accommodation available within the same building of approximately 1,466 sq ft giving the potential for the building to be let as a whole providing approximately 2,751 sq ft.

#### SIZE

Approximately 1,285 sq ft.

#### FACILITIES.

There are toilet and kitchen facilities.

#### PARKING

To be allocated by the landlord.

### **NON DOMESTIC RATES**

The tenant to be responsible for the payment of any non domestic rates.

### **INSURANCE**

The tenant to be responsible for their own contents insurance.

## **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. Applicants 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 landlord accept any responsibility for any damage, injury or accident during viewing.

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