



**Commercial Property: Chelmsford**

**Monthly £600**

## CHELMSFORD OFFICE

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

**01245 231123**

Workshop/storage unit of approximately 1,196 sq ft available on a farm location close to the village of Roxwell with easy access to the A1060.

## DETAILS

### DESCRIPTION

The unit comprises a workshop/storage area with concrete floor and there is a small office area which is carpeted. The property has three phase electricity and is accessed via sliding double doors.

### SIZE

Approximately 1,196 sq ft.

### SERVICES

3 phase electricity. CCTV on site. WC facilities on site.

### CAR PARKING

To be allocated by the landlord.

### INSURANCE

The tenant will be responsible for the payment of contents insurance.

## **NON-DOMESTIC RATES**

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

## **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. 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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