



**Light Industrial: Epping**

**Monthly £1,850**

## CHELMSFORD OFFICE

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

**01245 231123**

Insulated workshop/storage unit of approximately 3,000 sq ft situated on a secure site within easy reach of Junction 7 of the M11 providing affordable links to the M25. The premises have the benefit of office, kitchenette and wc facilities.

### DETAILS

#### DESCRIPTION

Modern, insulated clear span portal frame building incorporating an office, kitchenette and wc facilities.

#### SIZE

The building measures approximately 3,000 sq ft.

#### RENT

£1,850 pcm. VAT will be payable in addition. One month's rent as deposit and rent to be paid monthly in advance.

#### SERVICES

The unit has the benefit of 3 phase electricity, concrete floor, roller shutter door and personnel door.

## **FACILITIES**

Kitchenette and wc facilities.

## **CAR PARKING**

To be designated by the landlord.

## **NON DOMESTIC RATES**

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

## **CONTENTS INSURANCE**

The tenant will be responsible for their own contents insurance.

## **SERVICE CHARGE**

None.

## **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.