



## Light Industrial: Chelmsford

POA

### RAYLEIGH OFFICE

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

**01268 904389**

Approximately 10,240 sq ft available for industrial uses.

### DETAILS

#### THE BUILDING

The building is situated in a semi rural location within a rural business park and has the benefit of high eaves, electric, lighting, concrete floor and a roller shutter door. The building has a built in office, store room and its own toilets.

#### SERVICES

3 Phase electric and water.

#### SIZE

The building measures approximately 10,240 sq ft.

#### ADDITIONAL SERVICES

The site has a office which can take parcels/deliveries and a forklift and driver available at additional cost.

## LEGAL

### NOTICE

Whirlledge & 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. Whirlledge & 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 Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

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