



**Office: Bulphan**

**Monthly £575**

## RAYLEIGH OFFICE

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

**01268 783377**

Small office to let on a rural site in the village of Bulphan, Between Grays, Basildon and Brentwood. The location provides good access to the A128.

## DETAILS

### DESCRIPTION:

Office unit to let on a rural site close to the village of Bulphan.

The office has recently been converted to a high specification with modern windows and a laminate floor.

The site is secured by means of an electric security gate and security lighting. The building is alarmed and secured with electric roller shutters.

### SIZE:

The office measures approximately 360 Sq Ft.

### LOCATION:

Situated just outside the village of Bulphan, between the towns of Upminster, Grays, Brentwood and Basildon, the property is ideally located for access to the motorway network and London. Access to the TFL Underground Network

is available at Upminster. The village of Bulphan lies alongside the A128, which, in turn, provides access to the A128 and A127, leading to M25. The village also benefits from a shop and Post Office.

**SERVICES:**

The property is connected to an electricity supply which is submetered by the landlord. BT connections are available on site along with telephone networking in the building or 4G broadband connection

**FACILITIES:**

The office accommodation is newly redecorated. There are kitchenette and toilet facilities, which are shared with another office.

**CAR PARKING:**

Parking is allocated by the landlord.

**SERVICE CHARGE:**

None

**INSURANCE:**

Contents insurance will be the responsibility of the tenant.

**NON DOMESTIC RATES:**

These are payable directly to the local authority.

**TERMS:**

To be negotiated 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.