



**Office: Bulphan**

**Monthly £850**

## RAYLEIGH OFFICE

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

**01268 904389**

Offices measuring 343 sq ft 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 are to let on a rural site close to the village of Bulphan.

The office has 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.

#### SIZES AND PRICES:

The office is 343sq 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.

#### **FACILITIES:**

The office accommodation is newly redecorated. There are kitchenette and toilet facilities..

#### **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**

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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