



**Office: Braintree**

**Monthly £231**

## CHELMSFORD OFFICE

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

**01245 231123**

Office accommodation of varying sizes available to let. The property is located off Coggeshall Road in Braintree and set back from the main road. The location provides excellent access to the A120, as well as good links to the A12 and towards Sudbury.

## DETAILS

### DESCRIPTION

The following offices are currently available:

- Office 6 - 135 sq ft
- Office 7 - 230 sq ft
- Office 8 - 240 sq ft
- Offices 9/0 - 425 sq ft

### RENT

- Office 6 - £231.00 pcm
- Office 7 - £350.00 pcm
- Office 8 - £375.00 pcm
- Offices 9/10 - £450.00 pcm

## **FACILITIES**

There is a communal kitchen area, male and female toilet facilities and telephone connection points.

The office benefits from electricity, water, telephone connection and broadband.

Electricity is payable by the tenant. Water rates are included within the rent.

## **CAR PARKING**

Limited parking available.

## **INSURANCE**

Contents insurance will be the responsibility of the tenant. The landlord administers the buildings insurance.

## **LOCAL AUTHORITY**

Braintree District Council.

## **NON DOMESTIC RATES**

These are payable directly to the local authority.

## **TERMS**

2 months deposit will be required, including one month's rent in advance prior to taking occupation of the unit.

A lease arrangement fee of £150.00 is payable plus a £30.00 one-off key charge.

## **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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