



**Light Industrial: Stanford Le Hope**

**Monthly £500**

## CHELMSFORD OFFICE

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

**01245 231123**

Craft workshop/storage unit measuring approximately 439 sq  
ft available to rent on the outskirts of Laindon.

## DETAILS

### DESCRIPTION

The building comprises approximately 439 sq ft of workshop/storage space. It is located on the outskirts of the village of Laindon, between Basildon and Stanford Le Hope. The location provides good access to the A13 and main line rail services at Stanford-le-Hope. The property has dual aspect windows and concrete floor.

### SIZE

The building totals approximately 439 sq ft and is accessed by a pedestrian door measuring 2m high x 0.88m width. There is loft storage space.

### SERVICES

The building benefits from lighting, power (electricity to be metered) and water.

### SERVICE CHARGE

None.

### **INSURANCE**

Contents insurance is the responsibility of the tenant.

### **LOCAL AUTHORITY**

Thurrock Council.

### **NON DOMESTIC RATES**

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

### **TERMS**

To be agreed 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.