



**Commercial Property: Braintree**

**Monthly £3,167**

## CHELMSFORD OFFICE

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

**01245 231123**

Secure gravel surfaced yard of approximately 38,000 sq ft situated in  
Blackmore End, Braintree.

## DETAILS

### DESCRIPTION

Approximately 38,000 sq ft of secure gravelled yard with security hut situated  
in Blackmore End approximately 5 miles from Braintree which provides  
access to the A120.

### SIZE

The yard is approximately 38,000 sq ft.

### SERVICES

There is single phase electricity and water is available.

### INSURANCE

Contents insurance will be the responsibility of the tenant.

### LOCAL AUTHORITY

Braintree District Council

## **NON DOMESTIC RATES**

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

## **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. 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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