



Office: Chelmsford

Monthly £1,500

CHELMSFORD OFFICE

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

01245 231123

Serviced offices available within an attractive converted farm building.

DETAILS

DESCRIPTION

Located within a thriving business park, these high specification offices are offered on a fully serviced basis within a newly renovated farm building.

The offices are secure, with a coded entrance and phone system for visitor access.

There is one office presently available which is situated on the ground floor.

SIZE

- Office A - 654 sq ft

LOCATION

The Dutch Barn is accessed from the B1008 along a tarmac private road

through grass fields. The offices are located in a rural location 9.5 miles from Chelmsford and 12 miles from Braintree. There are excellent road links with the A131, A12 and A120 being within close proximity to the site.

RENT

- Office A - £1,500 pcm plus VAT

SERVICES AND FACILITIES

The offices are let on a fully serviced basis, which is included in the rental figure. The following services are included:

- Cleaning twice per week
- Maintenance
- Refuse Collection
- Water rates
- Electricity (With recent changes in electricity costs this may result in a surcharge for electricity used in individual offices)
- Heat via air or ground source pumps
- Conference room use
- Communal area use including kitchen area and lounge area
- Male and Female shower and WC facilities
- Disabled lift access to the first floor

The offices are to be let unfurnished.

CAR PARKING

Car parking is available immediately to the front of the building on a gravel entrance. The area surrounding the car park has been landscaped and is maintained to a high standard to stay in keeping with the standard of the buildings.

SERVICE CHARGE

There is no service charge payable.

INSURANCE

Contents insurance will be the responsibility of the tenant. Buildings insurance will be covered by the landlord.

NON-DOMESTIC RATES

Business rates will be the responsibility of the tenant.

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. 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 Whirlledge & Nott nor the landlord accept any responsibility for any damage, injury or accident during viewing.

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