



**Office: Chelmsford**

**Monthly £1,325**

## CHELMSFORD OFFICE

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

**01245 231123**

Offices available within thriving business centre in rural location with excellent road links.

## DETAILS

### DESCRIPTION

Old Park Farm is a highly regarded rural business site. There are a variety of units which have been converted from farm buildings into high specification, idyllic offices.

One of the larger offices, Unit 20, has an excellent location on the site and is also air conditioned.

### SIZE

There is presently one office available:

- Unit 6 - 624 sq ft

### LOCATION

The offices are 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 is excellent road links with the A131, A12 and A120 being within close proximity to the site.

## **RENT**

- Unit 6 - Â£1,325 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
- Heat via air or ground source pumps
- Conference room use
- Disabled WC facilities
- Alarmed premises

The offices are to be let unfurnished.

## **CAR PARKING**

Car parking is available on site. The area surrounding the car park has been landscaped and is maintained to a high standard to stay in keeping with the high 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**

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

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