



**Office: Chelmsford**

**Monthly £580**

## CHELMSFORD OFFICE

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

**01245 231123**

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

## DETAILS

### DESCRIPTION

Whitbread Business Centre 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 which have countryside and courtyard views.

### SIZE

There are presently two offices available of approximately 220 sq ft and 478 sq ft.

### LOCATION

The offices are accessed from the A131 Braintree Road and are located approximately 6.5 miles north of Chelmsford and 7 miles south of Braintree. There is excellent road links to the A130, A12 and A120 being within close proximity to the site.

### RENT

The monthly rental amount varies according to the size of the office. The

smallest office of 220 sq ft is offered at £580 per calendar month excluding VAT.

Please contact the landlords agent for further sizes and prices.

### **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
- Communal 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 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. 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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