



**Office: Burnham-on-Crouch**

**Monthly £750**

## RAYLEIGH OFFICE

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

**01268 904389**

First and second floor offices situated on Burnham-on-Crouch High Street. The offices measure approximately 1,119 sq ft.

## DETAILS

The property is situated on the north side of the high street in Burnham-on-Crouch. Burnham-on-Crouch is an attractive and historic town on the north bank of the River Crouch on the east coast of Essex. The town benefits from a railway station. The property is within a conservation area.

## SIZE

The property measures in total 1,119 sq ft and comprises of the following:

### Second floor:

Room 1: 149 Sq ft Front office

Room 2: 139 sq ft Rear office

**First floor:**

Room 3: 65 sq ft Small front office  
Room 4: 259 sq ft Large front office  
Room 5: 137 sq ft Rear Office  
Room 6: 72 sq ft Storage area  
Room 7: 70 sq ft Kitchenette area  
Room 8: 54 sq ft WC area

Corridors total approximately 174 sq ft

**SERVICES**

We understand that mains water, gas and electricity are connected.

**SERVICE CHARGE**

The tenant will be responsible for a service charge which will be capped at £2,080.55 per annum

**INSURANCE**

The tenant is responsible for their own contents insurance.

**LOCAL AUTHORITY**

Maldon District Council.

**NON-DOMESTIC RATES**

The tenant is responsible for the payment of any non domestic rates

**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. Tenants 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.

**EPC**  
E Rating.

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