



Office: Dunmow

Monthly £600

CHELMSFORD OFFICE

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

01245 231123

**** £600.00 PCM INTRODUCTORY RENTAL FOR 12 MONTHS ****

Attractive converted farm building providing ground floor office accommodation of approximately 722 sq ft. The property is situated close to the village of White Roding and offers excellent access via the A1060 to Chelmsford city centre and Bishop's Stortford. Stansted Airport is approximately 9 miles distant by car.

DETAILS

DESCRIPTION

The building totals approximately 722 sq ft of to include office accommodation, a small kitchenette area and wc facilities. The property is divided as follows:

- Entrance Lobby
- Office 1- 216 sq ft approx
- Office 2 - 155 sq ft approx

- Office 3 - 151 sq ft approx
- Reception Area/Office - 76 sq ft approx
- Kitchenette and WC

SERVICES

The property has double glazed windows, strip lighting and is heated by storage heaters. The three offices are carpeted and there is Fibre Optic Broadband connected by Gigaclear and is transferable to an incoming tenant and can be upgraded if required. The site has the advantage of CCTV.

FACILITIES

There is a small kitchenette area and separate wc with sink.

RENT

£600.00 pcm for the first 12 months. Thereafter the rent will increase to £675.00 pcm.

CAR PARKING

To be designated by the Landlord.

INSURANCE

Contents insurance is the responsibility of the tenant.

NON DOMESTIC RATES

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

LOCAL AUTHORITY

Uttlesford District Council.

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.

**Whirledge
&Nott**

Land • Property • Development