



## Office: South Woodham Ferrers

POA

### RAYLEIGH OFFICE

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

**01268 904389**

Purpose built office block situated in South Woodham Ferrers. Which  
can be let as one or individual offices from 390 - 2000 sq ft

### DETAILS

The property is situated in Cutlers Road in South Woodham Ferrers.

#### SIZES

Ground Floor:

Office one: 395 sq ft comprising of three individual rooms which can be used  
as a meeting room/reception area and open plan office. Â£650 pcm

Office two: 387 sq ft comprising of a reception area, kitchenette area and  
main office area. Â£565 pcm

First Floor:

Office three: 390 sq ft comprising of reception room, open plan office and  
storage room. Â£570 pcm

Office four: 395 sq ft comprising of a main open plan office, reception and storage or directors office.

The property can be let as a whole and measures approximately 2000 sq ft including communal areas and wc areas.

### **CAR PARKING**

The property benefits from off road parking.

### **SERVICE CHARGE**

A service charge will be charged for the cleaning and maintenance of the communal areas

### **INSURANCE**

The tenant will be responsible for their own contents insurance

### **LOCAL AUTHORITY**

Chelmsford City Council

### **NON-DOMESTIC RATES**

The tenant will be 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. 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.