



**Office: Battlesbridge**

**Monthly £1,500**

## RAYLEIGH OFFICE

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

**01268 904389**

Office with storage areas measuring approximately 1585 sq ft

### DETAILS

The office has the benefit of a separate ground floor storage area which could be used as an office or meeting room.

The office has the benefit of an open plan first floor office area. with two separate WC areas, one with the added benefit of a shower.

### SIZE

Ground Floor

- Reception area 2.6 x 6.3m
- Store/meeting room 4.5 x 7.3m

## First Floor

- Office 7.3 x 13.8m (minus 4.7 x 2.5m)
- WC areas and Kitchenette area 5.7 x 3.5m

## SERVICES

Mains water and electricity are connected.

## SERVICE CHARGE

None

## INSURANCE

The tenant is responsible for their own contents insurance.

## LOCAL AUTHORITY

Rochford District council

## NON-DOMESTIC RATES

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

## TERMS

To be agreed with the Landlord.

## AGENTS NOTE

Additional yard area is available at additional cost by separate negotiation.

## LEGAL

### NOTICE

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

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