



**Storage: Chelmsford**

**Monthly £2,000**

## CHELMSFORD OFFICE

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

**01245 231123**

Storage unit of approximately 4,800 sq ft available near the village of Great Waltham, between Chelmsford and Great Leighs.

## DETAILS

### DESCRIPTION

Storage unit with concrete floor and three phase power. The unit will be insulated. Access is via a security personnel door and roller shutter door. There is one modern floodlight. It is located in a rural location outside the village of Great Waltham, between Chelmsford and Great Leighs.

### SIZE

The building is approximately 4,800 sq ft and measures 20' to the eaves.

### SERVICES

The building has 3 phase electricity.

### CAR PARKING

To be designated by the Landlord.

### SERVICE CHARGE

None.

### **INSURANCE**

Contents insurance is the responsibility of the tenant.

### **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. 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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