



Office: Margaretting, Chelmsford

Monthly £800

RAYLEIGH OFFICE

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

01268 904389

Grade II Essex barn measuring approximately 645 sq ft (NIA).

DETAILS

The building has been converted into high quality offices. The building incorporates kitchen and wc facilities.

The building is set within a rural office complex with good links to A12 and has ample parking.

PLANNING:

The building currently has planning permission for B1 (office).

SIZE:

Approximately 645 sqft

The main office area measures 9.3 x 5.4 m

DISTANCES:

M25 (J28) 8.9 miles
A12 (J14) 1.4 miles
A414 2.3 miles
Chelmsford town centre 4.9 miles

Railway Stations:

Ingatestone 3.9 miles
Chelmsford 4.9 miles
Shenfield 7.2 miles

Airports

Stanstead 20.6 miles
Gatwick 57.7 miles
Luton 54.7 miles

SERVICE CHARGE

£1000 per annum to cover the cost of sewage removal, cutting of grass and maintaining communal areas

INSURANCE

The tenant is responsible for their own contents insurance

LOCAL AUTHORITY

Chelmsford City Council

NON-DOMESTIC RATES

The tenant is responsible for the payment of 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.

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