



**Commercial Property: Rayne**

**Monthly £3,500**

## CHELMSFORD OFFICE

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

**01245 231123**

Contractor's yard of approximately 23,476 sq ft with workshop and office in rural location close to Shalford Green.

## DETAILS

### DESCRIPTION

Gated commercial yard available providing hardstanding with ample parking and circulation space. There is a steel portal frame workshop on the site with concrete floor, roller shutter door, inspection pit and wc. There is also a detached office. The property is located close to Shalford Green, approximately 6 miles from Braintree. Access to the A120 is approximately 2.25 miles distant.

### SIZE

- Yard - 23,476 sq ft approx
- Workshop - 1704 sq ft. approx
- Office - 639 sq ft approx

## **SERVICES**

Mains water, electricity and three phase power are available.

## **FACILITIES**

There are toilet facilities on site.

## **INSURANCE**

The tenant is to be responsible for their own contents insurance.

## **LOCAL AUTHORITY**

Braintree District Council.

## **NON-DOMESTIC RATES**

The payment of any non-domestic rates will be the responsibility of the ingoing tenant.

## **TERMS**

To be agreed with the Landlord.

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