



## Storage: Chelmsford

Monthly £775

### CHELMSFORD OFFICE

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

**01245 231123**

Newly constructed storage unit of approximately 2,458 sq ft situated on a secure rural site close to the village of Roxwell, approximately 3 miles from Chelmsford City Centre.

### DETAILS

#### DESCRIPTION

The building comprises approximately 2,458 sq ft of storage space situated on a secure rural site close to the village of Roxwell. The location provides good access to the towns of Bishops Stortford, Great Dunmow and Chelmsford. The A1060 and Stansted Airport are within easy reach. Chelmsford offers main line rail station to London Liverpool Street.

#### SIZE

The building totals 2,458 sq ft and is accessed via a roller shutter door measuring approximately 4.3m width x 4.0m high and personnel door.

#### SERVICES

Single phase electricity (three phase upgrade is possible) which has a separate meter, lighting by LED floodlights. Water is connected. The entrance to the complex has electric gates.

## **FACILITIES**

The building has a concrete floor. WC facilities are available within the yard.

## **VALUE ADDED TAX**

VAT is payable in addition to the rent.

## **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 non domestic rates.

## **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.