



Serviced Office: Stratford St Mary

Monthly £3,750

RAYLEIGH OFFICE

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

01268 904389

Self-contained, service office space available close to Stratford St Mary. The site is within a 1 mile (by car) reach of the A12, which allows for continued access on to the A120 (6.7 miles by car) and the A14 (6.5 miles by car). The office is split over 2 floors and is accessed via a court yard entrance.

DETAILS

High specification, service office space available close to Stratford St Mary. The site is within a 1 mile (by car) reach of the A12, which allows for continued access on to the A120 (6.7 miles by car) and the A14 (6.5 miles by car). The office offers open plan, light and comfortable space to work from, with ample parking and separate toilet facilities.

The site secure with gated access (private) and CCTV. The office is equipped with air conditioning, LED lighting and central heating. The office has communal toilet facilities which are shared with Unit 3.

There is additional office space available to let to total a larger square foot of office space. [CLICK HERE](#)

SIZE

3,668 Square Feet | **£3,750 per month**

SERVICE CHARGE

There is an annual service charge of £1 per square foot, payable by the Tenant.

INSURANCE

The Tenant will be responsible for their contact insurance as well as a contribution towards to building insurance.

LOCAL AUTHORITY

Babergh District Council

NON-DOMESTIC RATES

The office is currently rates in conjunction with another property. The rateable value will be divided in a fair proportion.

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.

