



**Office: Braintree**

**Monthly £200**

## RAYLEIGH OFFICE

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

**01268 904389**

Office premises available located in Bank Street, Braintree. A number of offices of varying sizes available over first and second floors.

## DETAILS

### DESCRIPTION

Office accommodation available in Grade II Listed building, situated in the heart of Braintree's shopping district yet still able to offer a quiet office environment.

There is presently one office available:

- Office 5 - 125 sq ft

### RENT

The monthly rental amount varies according to the size of the office.

- Office 5 - Â£200.00 pcm

### SERVICE CHARGE

A quarterly service charge is payable and is dependent on the size of the office. For Office 5 the quarterly charge would be £60.00.

### **SERVICES**

Each office benefits from electricity, water, telephone connection and broadband. There are storage heaters within the unit.

Electricity is payable by the tenant. Water rates are included within the rent.

A cleaning service is provided for the communal areas but the cleaning of individual offices is tenant's responsibility.

### **FACILITIES**

Shared male and female/disabled toilets. There is also a shared kitchenette.

### **PARKING**

Parking is not provided with the unit although parking season tickets can be applied for and work out to approximately £1.60 per day for tenants.

### **NON DOMESTIC RATES**

Non domestic rates are included within the rent.

### **TERMS**

2 months deposit will be required, including one month's rent in advance prior to taking occupation of the unit.

A lease arrangement fee of £150.00 is payable plus a £30.00 one-off key charge.

## **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.

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