



**Office: Witham**

**Monthly £250**

## CHELMSFORD OFFICE

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

**01245 231123**

Office premises available in Newland Street, Witham. A number of  
offices of varying sizes.

### DETAILS

#### DESCRIPTION

Period property offering attractive individual office accommodation The  
offices are on the first floor and are full of character with some offering  
exposed original beams, high ceilings and large windows providing natural  
light.

#### SIZE

There are presently two offices available:

- Offices 11/12 - 280 sq ft
- Office 14 - 80 sq ft

#### RENT

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

- Office 11/12 - £550 per calendar month
- Office 14 - £250 per calendar month

### **SERVICE CHARGE**

A quarterly service charge is payable and is dependent on the size of the office.

- Office 11/12 - £200 per quarter
- Office 14 - £ 65 per quarter

### **SERVICES**

We understand that mains water and electricity are connected.

### **FACILITIES**

The offices benefit from communal kitchen areas and toilet facilities with one office having private facilities.

### **CAR PARKING**

Car parking is available for tenants use.

### **INSURANCE**

The tenant to be responsible for their own contents insurance.

### **LOCAL AUTHORITY**

Braintree District Council.

### **NON-DOMESTIC RATES**

The tenant to be responsible for the payment of non domestic rates if applicable.

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

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