



**Office: Dunmow**

**Monthly £1,250**

## CHELMSFORD OFFICE

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

**01245 231123**

Office premises totalling approximately 1,114 sq ft of versatile accommodation situated on rural estate close to the village of Margaret Roding. Excellent access via A1060 to Chelmsford city centre, Bishop's Stortford, Harlow and Stansted.

## DETAILS

### DESCRIPTION

The property offers versatile accommodation with the offices being carpeted and two further areas having tiled flooring allowing for a variety of uses.

### SIZE

The property totals approximately 1,414 sq ft and comprises a number of rooms arranged as follows:

- Entrance Area
- Office 1 - 125 sq ft
- Office 2 - 230 sq ft (plus walk through area of 51 sq ft)
- Office 3 - 118 sq ft

- Office 4 - 323 sq ft
- Dispatch Area with double wooden doors to outside - 174 sq ft
- Additional area with kitchenette facilities - 302 sq ft
- Toilet facilities with shower

## **SERVICES**

We understand that water and electricity are connected. The premises are heated via radiators.

## **FACILITIES**

The property has pedestrian access and also double wooden doors. There are private wc facilities.

## **CAR PARKING**

Parking is available and will be designated by the landlord.

## **INSURANCE**

The ingoing tenant to be responsible for the payment of contents insurance.

## **NON-DOMESTIC RATES**

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

## **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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