



**Light Industrial: Chelmsford**

**Monthly £1,250**

## RAYLEIGH OFFICE

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

**01268 904389**

Approximately 2,734 sq ft available for storage or light industrial uses.

## DETAILS

The building is situated on a rural business park near High Easter between Chelmsford and Great Dunmow.

The building has recently been refurbished to a high standard and has the benefit of an electric roller shutter door, new cladding and electric security gates on the entrance to the site.

Each building on site has their own dedicated wc.

### SIZE

18m x 14m

### SERVICES

The building has single phase electricity on site and will have 3 phase electricity in autumn 2021. The site also has the benefit of a generator for

electricity.

### **SERVICE CHARGE**

None

### **INSURANCE**

The tenant is responsible for their own contents insurance.

### **LOCAL AUTHORITY**

Uttlesford District Council

### **PLANNING**

The building has planning consent for B1 and B8

### **NON-DOMESTIC RATES**

The tenant is 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. 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 Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.