



**Office: Dunmow**

**Monthly £200**

## CHELMSFORD OFFICE

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

**01245 231123**

Rurally located office available in a portable building in the Rodings Valley. The office measures approx 160 sq ft.

### DETAILS

#### DESCRIPTION

The property is an office measuring approx 160 sq ft in a portable building on an established rural commercial site in the Rodings Valley.

The site is secured by means of an electric security gate which is closed at night.

#### SERVICES:

The property is connected to an electricity supply which is submetered by the landlord. BT connections are available on site, as is broadband.

#### FACILITIES

The property has use of a shared toilet in the yard.

#### CAR PARKING

Parking is allocated by the landlord.

## **INSURANCE**

Contents insurance will be the responsibility of the tenant.

## **NON DOMESTIC RATES**

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

## **TERMS:**

To be negotiated 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. 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.