



## Commercial Property: Colchester

POA

### COLCHESTER OFFICE

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

**01206 738393**

Secure storage yard available up to approximately 5,000 sq.ft situated approximately 3 miles from the Horsley Cross interchange of the A120.

### DETAILS

#### LOCATION

The location provides good access to the A120 leading to the A12 and is approximately 8 miles from Harwich International Port.

#### SIZE

Any size requirement can be accommodated up to 5,000 sq.ft. The area can be negotiated with the landlord.

#### FACILITIES

There are shared male and female toilet facilities on site together with a communal kitchen area.

#### CAR PARKING

Available on site to be designated by the landlord.

#### TERMS

To be negotiated 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. 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 Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

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