



**Storage: Colchester**

**Monthly £440**

## COLCHESTER OFFICE

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

**01206 738393**

1750 sq ft storage unit available with option of adjoining office area  
subject to separate negotiation.

### DETAILS

This unit has a concrete floor, large up and over door and lighting.

#### SIZE

The storage unit extends to approximately 1750 sq ft. There is an adjoining office area which is available separately and extends to approximately 350 sq ft.

#### LOCATION

The unit is located in an excellent position on the outskirts of Colchester.

#### RENT

The storage unit only is advertised for £440 per calendar month.

#### SERVICES AND FACILITIES

There is internal and external lighting and large up and over door.

### **CAR PARKING**

Car parking is available and will be designated by the landlord.

### **SECURITY**

The unit is located on a secure site which is gated and locked at night.

### **INSURANCE**

Contents insurance will be the responsibility of the tenant.

### **NON-DOMESTIC RATES**

The tenant will be liable for the payment of rates.

### **TERMS**

To be agreed with the Landlord.

### **FURTHER INFORMATION**

The landlord has a variety of units available which can be suited to tenants requirements. Please contact the landlords agents for further details.

## **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.