



**Storage: Great Yeldham**

**Monthly £250**

## CHELMSFORD OFFICE

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

**01245 231123**

Timber framed and clad storage / workshop barn of approximately 697 sqft GIA (64.8sqm). Available immediately.

**STORAGE ONLY.**

## DETAILS

A timber framed and clad secure storage unit.

### SIZE

The building is approximately 697 sqft GIA (64.8sqm).

### SERVICES/FACILITIES/CAR PARKING

We understand that mains water and electricity are connected.

### SERVICE CHARGE

The landlord reserves the right to charge the tenant a reasonable proportion of maintaining shared areas and services.

### INSURANCE

The landlord will insure the structure and the tenant shall insure their activities and contents.

### LOCAL AUTHORITY

The Local Authority is Braintree District Council.

### **TOWN PLANNING**

The premises has planning consent for B1 Light Industrial uses. Planning Permission may be required depending on tenants requirements for a change of use. Obtaining planning permission is likely to take 3-6 months.

### **NON-DOMESTIC RATES**

Business rates are to be paid by the tenant.

### **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. 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.