



**Storage: Great Yeldham**

**Monthly £375**

## CHELMSFORD OFFICE

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

**01245 231123**

A brick built workshop unit of approximately 1,146 sq ft situated in Great Yeldham, Halstead.

STORAGE ONLY.

## DETAILS

### DESCRIPTION

A brick built storage unit with parking, hard standing and external storage.

### SIZE

The building is approximately 1,146 sqft GIA (106.5sqm).

### SERVICES/FACILITIES/CAR PARKING

We understand that mains water and electricity are connected and will be metered.

### 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. Obtaining planning permission is likely to take 3-6 months.

## **NON-DOMESTIC RATES**

The tenant will be responsible for paying the Business Rates.

## **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. 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 Whirledge & Nott nor the landlord accept any responsibility for any damage, injury or accident during viewing.