Whirledge & Nott

Land • Property • Development







## Commercial Property: Little Bentley

## Monthly £1,349

### COLCHESTER OFFICE

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

01206 738393

**High specification commercial property measuring approximately 1,890 sq.ft located on a well established rural business centre.**

## DETAILS

High specification insulated commercial unit located on a semi-rural business park with excellent road links to Colchester town and Harwich Port.

**Size**

The unit extends to approximately 1,890 sq ft in total.

**Rent**

The rent is £1,350 per calendar month.

**Services and Facilities**

We understand that mains water and electricity are connected.

RICS®

**Car Parking**

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

**Insurance**

Contents insurance will be the responsibility of the tenant.

**Non domestic rates**

Rates will be payable 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.