



**Light Industrial: Coggeshall**

**Monthly £400**

## COLCHESTER OFFICE

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

**01206 738393**

High specification 600 sq ft light industrial unit in Coggeshall with excellent access to the A12 and A120.

### DETAILS

#### Size

The property measures a total of approximately 599 sq.ft.

#### Services

The property has electricity connected, together with a water supply. The unit is fitted with an electric roller shutter door and a personnel door.

#### Car Parking

Car Parking is available on site with one allocated space.

#### Insurance

Contents insurance will be the responsibility of the tenant. The landlord administers the buildings insurance.

### **Non Domestic Rates**

These are payable directly to the local authority.

### **Terms**

To be negotiated with the landlord.

### **Additional Information**

The landlord has a range of sizes that could be made available from similar adjoining units. The landlord is in the position to offer flexibility on unit styles and sizes. Further information can be discussed with the landlord's agents.

## **LEGAL**