



**Land: Epping**

**Monthly £942**

## RAYLEIGH OFFICE

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

**01268 904389**

Secure open storage of approximately 10,980 sq ft situated within easy reach of Junction 7 of the M11 providing affordable links to the M25.

### DETAILS

#### DESCRIPTION

Secure open storage with a concrete floor.

#### SIZE

The yard can be taken in 3 different lots:

Lot 1: 10,980 sq ft | **£3,202.50 per month**

Lot 2: 7,750 sq ft | **£2,260 per month**

Lot 3: 3230 sq ft | **£942.08 per month**

#### SERVICES

Three phase electricity and overhead 6t gantry crane.

#### NON DOMESTIC RATES

The tenant will be responsible for the payment of non domestic rates.

### **CONTENTS INSURANCE**

The tenant will be responsible for their own contents insurance.

### **SERVICE CHARGE**

None.

### **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.