



**Light Industrial: Clacton on Sea**

**Monthly £1,200**

## COLCHESTER OFFICE

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

**01206 738393**

2,250 sq ft insulated warehouse building available within Tendring less than 1 mile from A120

### DETAILS

This warehouse is in good condition with concrete floor and secure doors.

### SIZE

The building extends to approximately 2250 sq ft.

### LOCATION

The warehouse has excellent road links and is located within close proximity to the A120 near Horsley Cross.

### RENT

The rental figure is £1,200 per calendar month.

### SERVICES AND FACILITIES

We understand that mains water and electricity are connected.

### 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**

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**Whirledge  
&Nott**

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