



**Storage: Colchester**

**Monthly £419**

## COLCHESTER OFFICE

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

**01206 738393**

2,500 sq ft storage unit between Maldon and Colchester with excellent access to A12

### DETAILS

The unit is situated on a rural business site. It has a roller shutter door as well as a personnel door. There is strip lighting within the unit with concrete access from the road.

### SIZE

The unit extends to 2,500 sq ft.

### LOCATION

The unit is located within 3.0 miles of the A12 to the south west of Tiptree. Colchester is 8.8 miles to the north east and Maldon is 4.5 miles to the south west as the crow flies.

### RENT

The rent is £419 per calendar month for the first month and then increases to £840 per calendar month.

## **SERVICES AND FACILITIES**

We understand that electricity is 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.

## **FURTHER INFORMATION**

The landlord has units of a variety of sizes available. Please contact the landlords agents for further information.

## **LEGAL**

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**Whirledge  
&Nott**

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