



**Commercial Property: Colchester**

**Monthly £2,250**

## RAYLEIGH OFFICE

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

**01268 904389**

Coldstore measuring 4537 sq ft.

### DETAILS

The building is a coldstore and has a insulated roof and cladding.

The building benefits from a refrigeration system which has the ability to chill down to 0°C.

The building also has a smooth finish concrete floor.

### SIZE

4,537 sq ft

### SERVICES

Mains electricity is connected and water is on site.

### SERVICE CHARGE

None

## **INSURANCE**

The tenant is responsible for their own contents insurance.

## **TERMS**

To be agreed with the Landlord.

## **AGENTS NOTE**

The building is available until July 2024

## **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.

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