



**Warehouse: Thorpe le Soken**

**Monthly £600**

## COLCHESTER OFFICE

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

**01206 738393**

1,500 sq ft high quality warehouse available in close proximity to  
Frinton on Sea.

### DETAILS

Warehouse with good road links to A120, A133 and A12 available for  
storage uses.

### SIZE

The warehouse extends to approximately 1,500 sq ft with roller shutter and  
personnel doors.

### RENT

The rent is £600 pcm.

### SERVICES AND FACILITIES

We understand that mains electricity is connected.

### SERVICE CHARGE

There is no service charge payable.

## **INSURANCE**

Contents insurance will be the responsibility of the tenant.

## **NON-DOMESTIC RATES**

Payable by the tenant.

## **TERMS**

Flexible terms - to be agreed with the Landlord.

## **AGENTS NOTE**

There is an additional 1500 sq ft unit at £600 pcm available.

## **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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