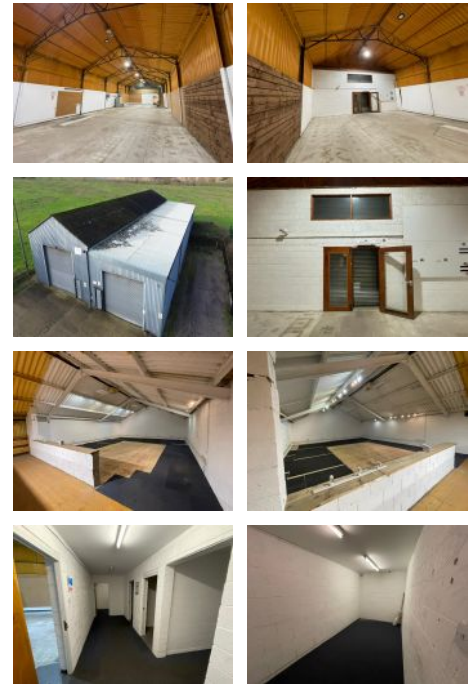




**Warehouse: Epping**

**Monthly £4,200**

## RAYLEIGH OFFICE

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

**01268 904389**

Commercial unit to let in Epping. The unit has large amounts of warehouse space (5,264 square feet) and office space (978 square feet). The unit is located 1.2 miles (by car) from Epping High Street and 4.0 miles (by car) to the M11. The site offers large amount of parking and security.

## DETAILS

Commercial Property to let on a rural business centre. The unit offers warehouse space, office space and retail space. The site is well linked to the M11 (4 miles by car) and the M25 (4.7 miles by car).

The site is secure with gated access and the unit has an alarm system. There is ample parking to the right hand side of the building as well as to the front of the unit (during working hours). As well as this, the unit offers toilet and kitchen facilities.

The unit has multiple pedestrian doors as well as roller shutter doors and also provides a mezzanine floor (1,038 square feet).

There is also the opportunity to let an additional warehouse measuring 4,716

square feet (lays adjacent to this property). Please [CLICK HERE](#) for more details.

### **SIZE**

6,242 Square Feet | **£4,200 per month + VAT**

*5,264 Sq Ft - Warehouse Space*

*1,038 Sq Ft - Mezzanine Floor*

*978 Sq Ft - Office Space*

### **SERVICES**

We understand that mains water and electricity are connected.

### **SERVICE CHARGE**

There is no service charge payable for the site.

### **INSURANCE**

The tenant will be responsible for their own contents insurance. The landlord will with hold the right to on-charge the insurance premium.

### **LOCAL AUTHORITY**

[Epping Forest District Council](#)

### **NON-DOMESTIC RATES**

The tenant will be responsible for any business rates payable.

### **TERMS**

To be agreed with the Landlord.

## **LEGAL**

### **NOTICE**

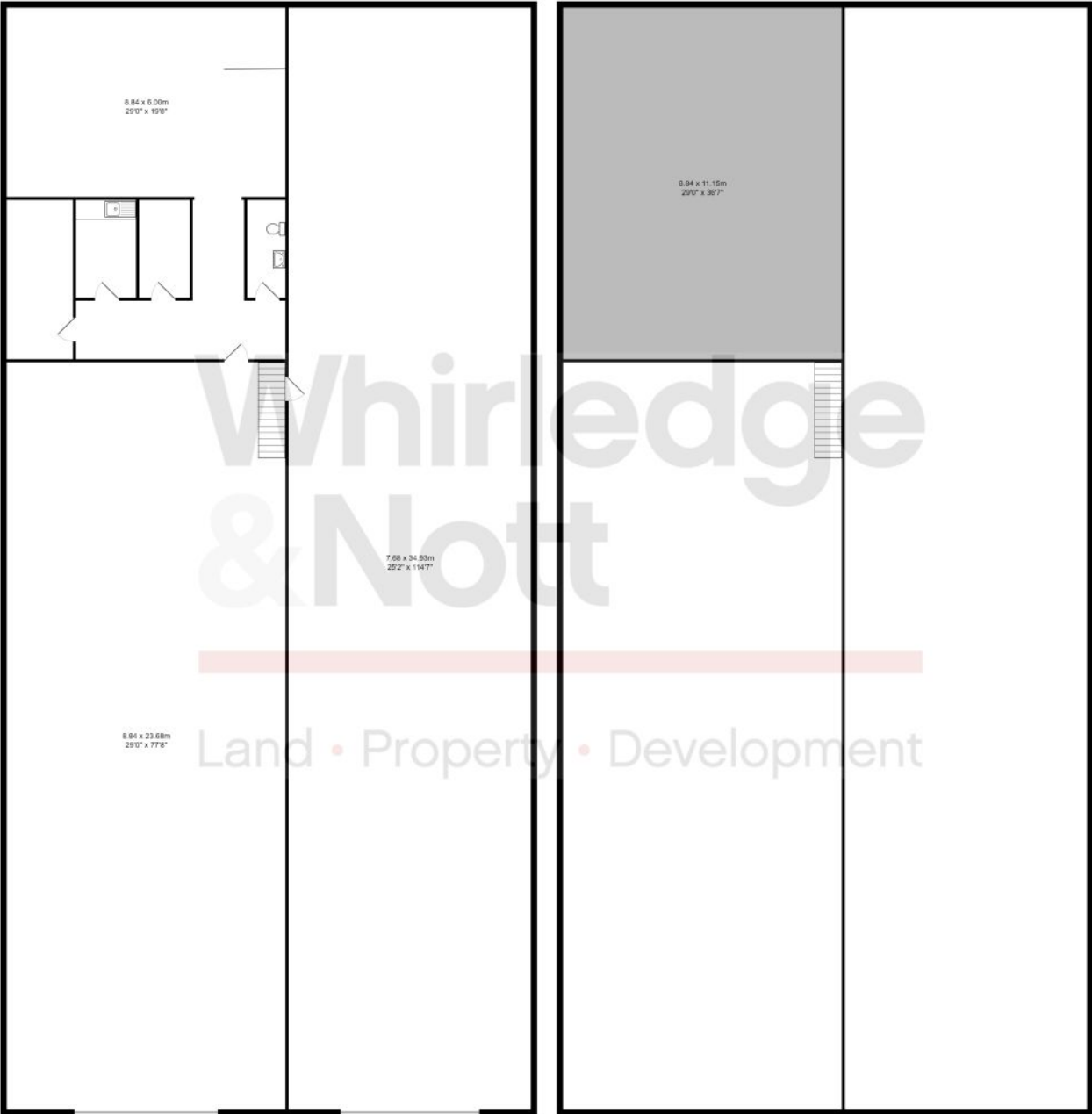
Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of 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. 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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Ground Floor

Mezzanine Floor