



**Storage: Peldon**

**Monthly £250**

## COLCHESTER OFFICE

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

**01206 738393**

540 sq ft high quality warehouse available in close proximity to  
Colchester town.

### DETAILS

Warehouse available to let.

#### SIZE

The warehouse extends to approximately 540 sq ft.

#### RENT

The rent is £250 per calendar month.

### Services and Facilities

We understand that no mains electricity is connected. The unit has timber  
doors with a concrete floor.

#### 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**

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.

---

**Whirledge  
&Nott**

Land • Property • Development