



**Warehouse: Clacton on Sea**

**Monthly £775**

## COLCHESTER OFFICE

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

**01206 738393**

Light Industrial/ workshop/ storage unit measuring approximately 1,370 sq. ft. located on a well established business park. The property has the benefit of 3 phase power, power floated concrete floor, electric roller shutter doors, personnel door and office area.

## DETAILS

The property comprises approximately 1,370 sq. ft of light industrial/ storage space with four allocated parking spaces, situated on a well established industrial estate in Clacton on Sea. The unit is of steel portal frame construction with a pitched and insulated roof. The property has the benefit of a electronic roller shutter door, personnel door with reception area, self contained tea point, accessible W/C, and a further office area.

The specification includes 3 phase power, gas and water supplies. The site is secured by a electronic barrier at night.

## SIZE

The building measure approximately 1,370sq ft with an eaves height of approx. 5.9m and pitch height of approx. 7.1m. The building also benefit from a roller shutter door measuring approx. 3.6m wide by 4.5m high.

### **SERVICES**

The property has three phase power, gas and water supplies which the tenant is responsible for.

### **FACILITIES**

The unit has an accessible W/C and office.

### **CAR PARKING**

The property has four allocated parking spaces.

### **SERVICE CHARGE**

There is an estate service charge.

### **INSURANCE**

The landlord will insure the property and annually re-charge the tenant. The tenant is responsible for their own contents insurance.

### **LOCAL AUTHORITY**

Tendring District Council

### **NON-DOMESTIC RATES**

Non domestic rates will be payable by the tenant.

### **TERMS**

To be negotiated with the landlords agent.

## **LEGAL**

### **NOTICE**

Whirlledge & 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. Whirlledge & 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 Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.