



**Warehouse: Wix**

**Monthly £1,250**

## RAYLEIGH OFFICE

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

**01268 904389**

Warehouse unit available 2,719 sq ft with 1,383 sq ft near Wix, Tendring

## DETAILS

Light industrial / storage premises totalling approximately 2,720 sq ft situated on a rural estate close to the village of Great Oakley. The property benefits from good access to the A120 allowing access to the Port of Harwich to the east and Colchester to the west.

### SERVICES

The property is equipped with single phase electricity a 4.5 x 5 m steel roller shutter and a gated yard totalling approximately 1,383 sq ft.

### FACILITIES

The property has use of a shared toilet in the yard.

### CAR PARKING

Parking is available and designated by the landlord.

## **INSURANCE**

The ingoing tenant will be responsible for their own insurance.

## **NON DOMESTIC RATES**

The ingoing tenant will be responsible for the payment of any non-domestic rates.

## **TERMS**

To be agreed with the landlord.

## **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.