



**Storage: Coggeshall**

**Monthly £225**

## COLCHESTER OFFICE

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

**01206 738393**

High specification 450 sq ft storage units in Coggeshall with excellent access to the A12 and A120.

### DETAILS

#### SIZE

The property measures a total of approximately 450 sq.ft.

#### RENT

The rent is £225 pcm for the first month and £450 pcm thereafter.

#### SERVICES

The property has electricity connected, together with a water supply. The unit is fitted with an electric roller shutter door and a personnel door.

#### CAR PARKING

Car Parking is available on site.

#### INSURANCE

Contents insurance will be the responsibility of the tenant. The landlord administers the buildings insurance.

### **NON DOMESTIC RATES**

These are payable directly to the local authority.

### **TERMS**

To be negotiated with the landlord.

### **ADDITIONAL INFORMATION**

The landlord has a range of sizes that could be made available from similar adjoining units. The landlord is in the position to offer flexibility on unit styles and sizes. Further information can be discussed with the landlord's agents.

## **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