



**Light Industrial: Colchester**

**Monthly £1,260**

## RAYLEIGH OFFICE

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

**01268 904389**

New build high quality industrial units 1000 sq ft

### DETAILS

#### LOCATION

The building is situated with 4 miles of A12/A120 and within 2.3 miles of A120/A133 junction.

#### THE BUILDINGS

The buildings are built to a high standard, full insulated (including roller shutter door), LED lights and underfloor heating. Each building will have their own WC.

#### PRICE

1000 sq ft £1,260 pcm

## **SERVICES**

The property has the benefit of electricity and water on site. Heating will not be limited but charged at Â£150 + VAT pcm

## **AGENTS NOTE**

Pictures are indicative from another range of buildings owned by the Landlord. These buildings will be built to a similar specification.

## **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.