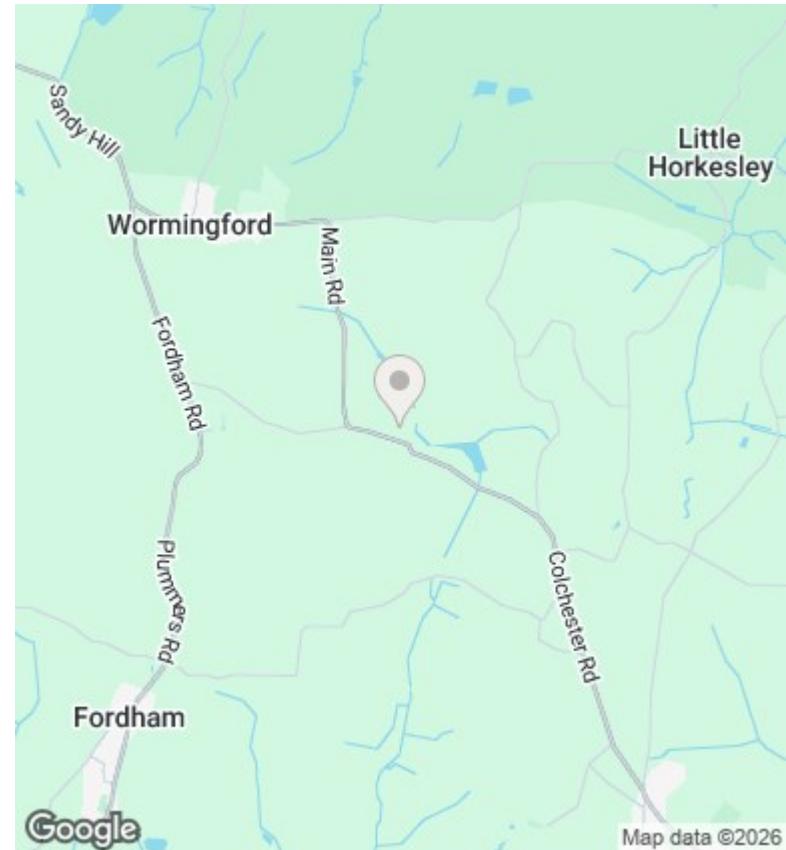




## Unit 10 The Grove Estate, Wormingford Grove, Wormingford,

£25,000

- Industrial Light Warehouse to Lease
- Electric Roller Shutter to Front
- Easy Access to A12 and Colchester Northern Gateway
- Over 5650 sq. ft. of Internal Floor Space
- On Site Lavatories
- Hard Standing Parking to Front
- 24 Hour On-Site Security System



## Directions

## Viewings

Viewings by arrangement only. Call 01206 572555 to make an appointment.

## Council Tax Band

Exempt

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	