

**HOWIE
KENT
&CO**

Property Professionals

Shropshire | Essex

www.howiekentandco.com

To Let

£2,200 pcm

Howie, Kent & Co

Wicks Manor, Witham Road,
Tolleshunt Major
Maldon, Essex
CM9 8JU

01621 212 651
enquiries@howiekentandco.com

Warehouse to Let near Sudbury, Essex



3,000 sq ft warehouse available on a secure rural site near Sudbury.

The unit benefits from electric roller-shutter door, personnel door, three-phase electrics, water supply, power-floated concrete floor and large concrete loading area to the front.

The site benefits from excellent HGV access, CCTV, electric security gate & shared welfare facilities for staff.

Fibre broadband connection and onsite WiFi is available.

Size: 3,000 sq ft

Location: The unit is located just south of Sudbury with good access to Sudbury, Braintree and Colchester via the A131, and onwards to the south via the A120 and A12.

Insurance: Contents insurance is the responsibility of the tenant.

Rates: The tenant is responsible for business rates if applicable.

Terms: To be negotiated with the landlord. Not less than one year's occupation.

Rent: £2,200 + VAT pcm (if applicable).

Deposit: One month's rent.

Viewings: Strictly by appointment only.

Enquiries: Howie, Kent & Co.



Registered Company No: 10204186