

## WAREHOUSE TO LET NEAR TO BRAINTREE, ESSEX



### DESCRIPTION

2,600 sq ft commercial unit available on a secure rural site just to the east of Braintree. Ideal for storage and distribution purposes, or light industrial workshop use.

The unit benefits from roller-shutter door, personnel door, single-phase electrics, LED lighting, concrete floor and large concrete loading and parking area to the front.

The site benefits from secure rural location with good vehicular access.

### LOCATION

The unit is located near Braintree with excellent access, via the A131, to the A120 and onwards to Colchester and Chelmsford.

### 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

£1,400 + VAT pcm.

### DEPOSIT

Two months' rent.

### VIEWINGS

Strictly by appointment only.

### ENQUIRIES

Howie, Kent & Co.

 **Braintree, Essex**

 **2,600 sqft**

 **£1,400/pcm**

 **HKC10339**

### Key Features:

- Single-phase electrics
- Good HGV access
- Large loading area




# CONTACT

## Essex

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Opening Hours  
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**HOWIE  
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& CO**