

# WAREHOUSE TO LET NEAR CHELMSFORD, ESSEX



### DESCRIPTION

2,400 sq ft warehouse to let on a secure site with LED lighting, three phase electrics, double sliding doors and concrete floor.

The site benefits from CCTV, shared welfare facilities and excellent access.

### LOCATION

The unit is located near Writtle on a rural site. The A414 is within 1 mile and provides excellent onward access to Chelmsford and Harlow, and links to the M11 and the 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

£1,600 pcm.

### DEPOSIT

One month's rent.

### VIEWINGS

Strictly by appointment only.

### ENQUIRIES

Howie, Kent & Co.



**Roxwell**



**2,400 sqft**



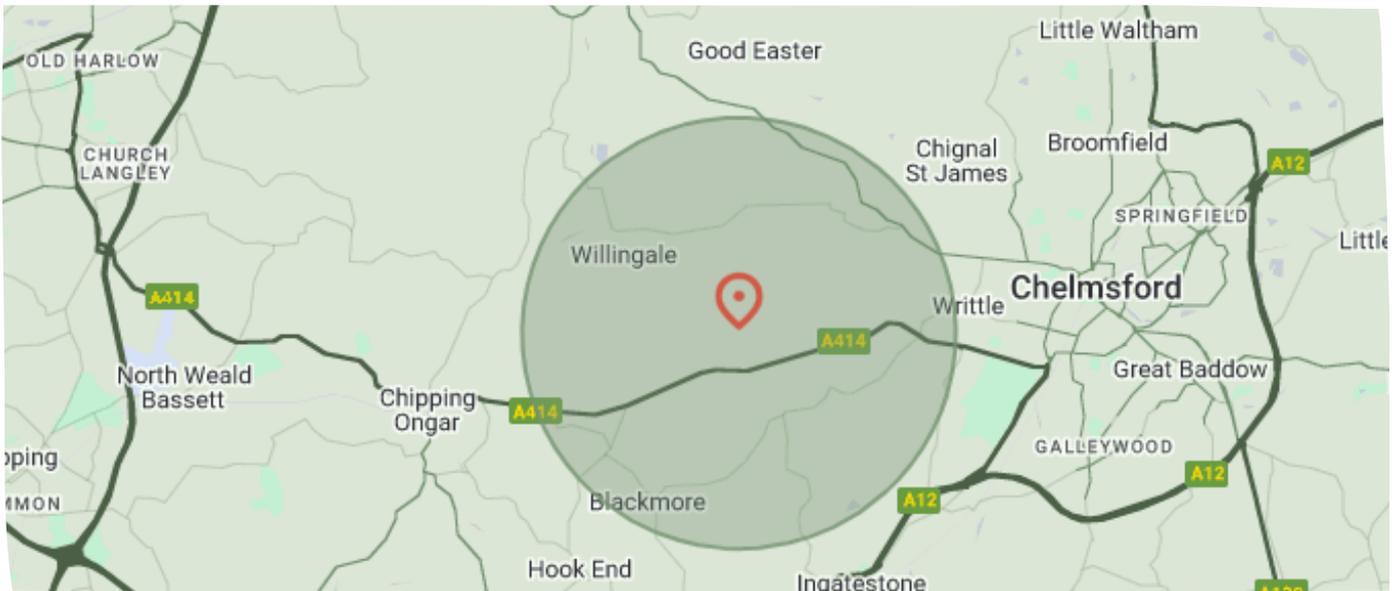
**£1,600 pcm**



**HKC10507**

### **Key Features:**

- Double Sliding Doors
- CCTV
- Three Phase Electrics



# CONTACT

## Essex

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

 01621 212651

Opening Hours  
Monday - Friday 8.30am - 4.30pm

 [enquiries@howiekentandco.com](mailto:enquiries@howiekentandco.com)

 [howiekentandco.com](http://howiekentandco.com)

## Shropshire

Welbatch Farm  
Hook-a-Gate  
Shrewsbury  
Shropshire SY5 8BA

 01743 404925



**HOWIE  
KENT  
& CO**