

# WAREHOUSE and OFFICE TO LET at STAMBOURNE, ESSEX



### DESCRIPTION

1,600sqft warehouse and 1,936sqft office to let on a very secure site. The warehouse has roller shutter doors (3.3m in height and 3.6m wide), LED lighting, a power floated concrete floor and three phase electric.

The office space is over two floors. On the ground floor there is a reception area, office, kitchen, shower and toilets facilities. The second floor has an open plan office.

The site is very secure benefiting from having electronic gates, CCTV and has good access.

### LOCATION

The unit is located 6.5 miles southeast of Haverhill, and 10 miles northwest of Halstead. It is 3 miles from the A1017 which links to the A131 providing access to Braintree and Sudbury

### 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

£2,800 pcm + VAT.

### DEPOSIT

One month's rent.

### VIEWINGS

Strictly by appointment only.

### ENQUIRIES

Howie, Kent & Co.



**Stambourne, Essex**



**Total 3,540 sqft**



**£2,800 pcm**



**HKC10519**

### **Key Features:**

- Very secure site
- Warehouse and office
- Three phase electric



# CONTACT

## Essex

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**HOWIE  
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