

Whalebone Corner, Langham, Essex CO4 5PS



Storage Barn
To Let
216 sq m
(2,325 sq ft)

- Secure storage
- Close to A12
- New 3 year lease
- Immediately available

 MOST ACTIVE DEALMAKER ESSEX WINNER 2019	MOST ACTIVE AGENT ESSEX WINNER 2019	INDUSTRIAL TRANSACTIONS SOUTH EAST WINNER 2018	OVERALL AGENCY DEALS SUFFOLK WINNER 2019	TOP AGENCY INSTRUCTIONS SUFFOLK WINNER 2019
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Details

Location

The property is situated within a mile of the A12 in the village of Langham approximately 4 miles north of Colchester.

North and southbound access to the A12 is readily available from where the A14 at Copdock and the M25 at Brentwood are accessible.

Description

The property comprises a detached agricultural building benefiting from a concrete floor, three phase electricity supply, water and a 3 metre minimum eaves height.

There are currently no W.C. facilities and the property is best suited for storage purposes.

Access is from sliding steel doors to the front elevation.

There is a gated access onto Church Road and an external apron area for parking.

Accommodation

The property has internal dimensions of approximately 18 m x 12 m and a gross floor area of 216 sq m (2,325 sq ft).

For further information

01206 216 565
fennwright.co.uk

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- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
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Business Rates

There is currently no business rating assessment at the above premises.

In the event that the property attracts business rates during the tenancy these will be a tenants liability.

Terms

The property is available to let on a new lease for up to 3 years which will be outside the Security of Tenure Provisions of Part II of the Landlord & Tenant Act.

Rent

Initial rent £10,000 per annum.

VAT

The property is elected to VAT which will be chargeable on all outgoings.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RQ

Contact

Lewis Chambers T. 01206 216562 E. lcc@fennwright.co.uk



Particulars for Whalebone Corner, Langham, Essex CO4 5PS

