



TO LET

20ft Storage Containers

**Wakes Hall Business Centre, Wakes Colne,
Colchester, Essex, CO6 2DY**

RENT:

20ft - £80.00 PCM

Subject to VAT

Modern Storage Container to LET

Easy In / Easy Out terms

LOCATION

Wakes Colne is situated on the A1124 8 miles from Colchester and Halstead. The villages of Chappel and Wakes Colne benefit from a Railway Station, which connects to the Mainline at Marks Tey, Post Office and Public House. From Colchester proceed along the A1124 under the viaduct at Chappel, through the village towards Earls Colne, past Wakes Colne Church and the entrance to the Business Centre will be found on the right-hand side immediately before Wakes Hall.

DESCRIPTION

Containers, within a hard standing area, in a secure environment to LET on easy in/easy out terms.

RENTAL

20ft Containers - £80.00 pcm*

***Subject to VAT.**

TERMS

To be let on a Licence Agreement.

One months' notice required to vacate.

Tenants to provide their own padlock to secure container.

First Months Rent required upfront.

Two months' rent required as a holding deposit, held for the duration of term.

An admin fee of £75 + VAT will be payable for preparation of the agreement.

RATEABLE VALUE

Please make all enquiries with Colchester City Council, business rates team on 01206 282300.

VIEWING

Strictly by prior appointment with the sole Agents **Nicholas Percival** Chartered Surveyors on **01206 563222** or e-mail ollie@nicholaspercival.co.uk

FAO Ollie Percival

C.3138

All prices and rentals quoted are exclusive of VAT (if applicable)

Consumer Protection from Unfair Trading Regulations 2008

The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.

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