





INTRODUCTION

Available for rent on a long term basis, this quiet and well located office unit benefits from modern insulation and heating alongside shared toilet facilities and ample designated parking spaces. Ideally suited to use as a office based working space or for small business use, please contact us to arrange a viewing.

THE SPACE

in total some 180 square feet of private office space with a window to the rear overlooking paddocks, sink and worktop to the side and door back into the shared entrance hall where shared toilet facilities can be accessed.

TERMS

- billing on an 3 monthly basis
- High speed internet available at additional cost
- Gas, electric and water supplied to the building and charged at £60pcm
- Tenant is to insure their contents and liability
- Building insurance and repairs are covered by the landlord
- Two allocated parking spaces for the unit.

OCCUPATION

available immediately and on an initial 12 month agreement.

LOCATION

situated within a short drive of the Old London Road and within a 10 minute drive of the A12/A14 Copdock Roundabout.

NOTE

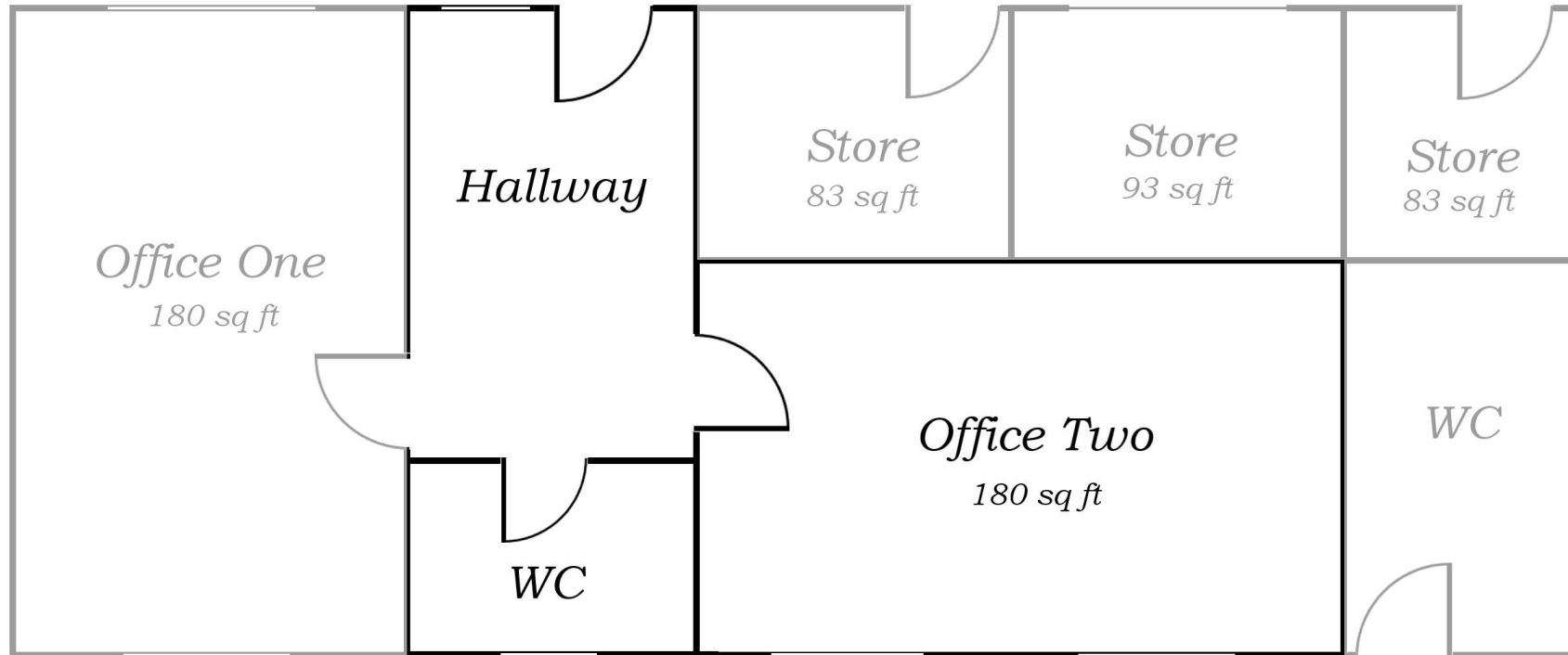
Please note that there are three store rooms also available to rent either with the office unit or separately. Please notify the agent if the stores would be of interest to you.





Grier & Partners

— LAND AND ESTATE AGENTS —



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements. Grier & Partners is a trading name of David Grier, Lesley Grier and Aidan Grier.

