

## Unit approx 4,643sq ft (431sq m) located in rural area Ideal workshop and storage - subject to planning

### To Let



Unit 2 Little Mountains Farm  
Mountains Road Great Totham  
Maldon CM9 8BY

#### DESCRIPTION:

**Unit 2** is a large open plan single storey detached agricultural unit of approximately 4,643sq ft (431sq m) which is currently used as a grain store. The property has 3 phase power. In addition to a roller shutter door for deliveries etc it's construction also allows for another roller shutter to be installed if required. Tenants will have use of communal WC facilities. Subject to Planning, the landlord will consider other uses for the property.

**RENT:** £1,750 pcm Exclusive of rates, service charge, VAT etc.

**RATEABLE VALUE:** to be assessed

**APPROXIMATE SIZE:** 4643 sq ft (431.52 sq m) ground floor gia.

#### LOCATION:

The property is located close to **Great Totham** on **Little Mountains Farm, Mountains Road** which is just off the B1022 in close proximity to the towns of Witham, Maldon and the large village of Tiptree. The A12 is approx 3 miles (10 minutes) from the A12 which connects to the M25 southbound and northbound onwards to the East Coast Ports of Felixstowe and Harwich.

#### TERMS AND CONDITIONS:

The premises is available to let on terms and rent to be agreed subject to planning.

#### PARKING:

There is ample parking on site.

#### LEGAL COSTS:

Each party to be responsible for their own legal costs.

**01245 350160**

Viewing by appointment

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