



Unit K Little Mountains Farm Mountains Road Great Totham CM9 8BY

DESCRIPTION:

Unit K is an industrial unit that has storage and a food preparation area located at Little Mountains farm which is used in December for the preparation of turkeys and could be made available by negotiation for the rest of the year.

The premises accessed via double doors comprises a storage area (626ft² - 58.15m²) leading through to a rear area (921ft² - 85.56m²) for food preparation. There are stainless steel sinks installed but the unit does not currently have any cooking facilities. There are communal W.C facilities available. EPC: Commissioned. Electricity separately metered.

ACCOMMODATION: approx size

Food Prep area:	921ft ²	85.56m ²
Storage area:	626ft ²	58.15m ²
Total:	1,548ft ²	143.80m ²

RENT: £850pcm plus VAT if applicable

BUSINESS RATES: To be confirmed

LOCATION:

The property is located on Little Mountains Farm which is on Mountains Road which is just off the B1022 near the towns of Witham, Maldon and the popular village of Tiptree.

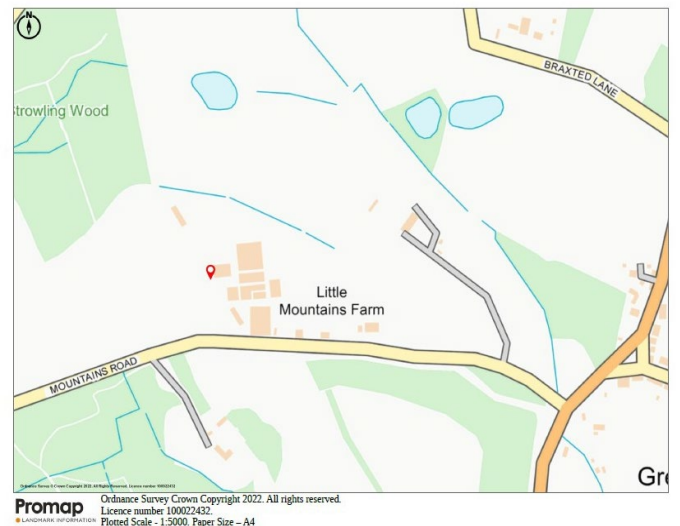
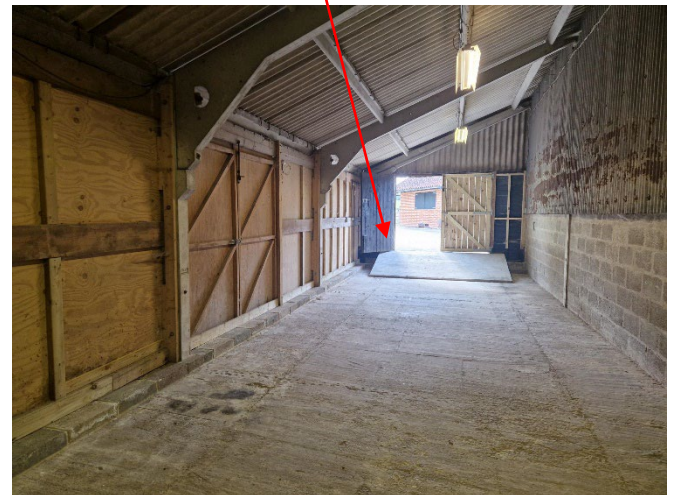
TERMS AND CONDITIONS:

The property is available to let on lease terms to be agreed subject to planning. Each party to be responsible for their own legal costs.

PARKING:

Ample onsite parking.

VIEWING: By appointment with Robert Dewar Associates - **01245 350160** or hugh@robertdewar.co.uk



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