



## PYES BRIDGE FARM FELSTEAD, CM6 3JR

£6,600 PER ANNUM

Ideal for storage use  
Internal Repairing Lease  
Access Mon-Fri 7am-6pm

This well-presented, secure unit offers 560 sq.ft storage space within quite, private complex.  
(Additional 440 sq.ft adjoining unit available) Close Proximity to Gt Leighs/ Felstead/ Rayne



## PYES BRIDGE FARM

### Terms

Available to Rent by way of an Internal Repairing Lease. (Outside Provisions of Landlord & Tenant Act 1954)

Term: 3 years

Break Clause: Mutual 3 month break clause to align with the rent payments.

Deposit: 3 months' rent (No VAT)

Rent: Payable monthly in advance by standing order .

Legal Costs: Each party to pay their own

Lease Preparation: By the landlord

Holding Fee: 1 month's rent, applied toward the deposit upon lease completion

Restrictions. Access permitted Monday to Friday 7 am to 6pm. Outside of this hours by arrangement

Parking: In front of the unit suitable for loading and unloading

Services

Electricity: Payable to Landlord

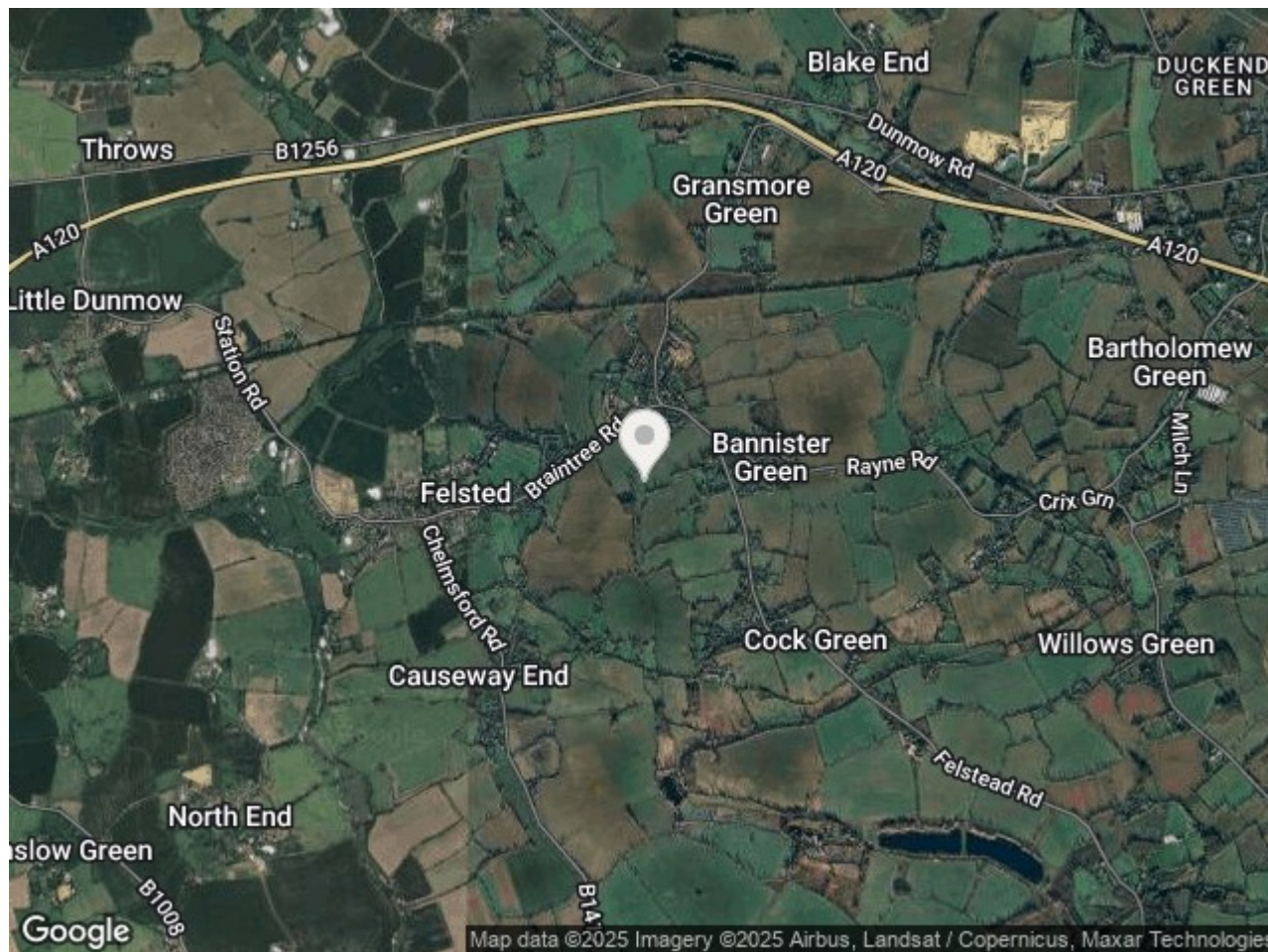
Water: No charge (subject to usage)

### Compliance

In accordance with current Anti-Money

Laundering legislation, tenants will be required to provide proof of identity and address prior to draft leases being issued.required to provide proof of identity and address to the letting agent.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Grange Property Services  
Lynderswood London Road  
Braintree  
Essex  
CM77 8QN

01245 360 715  
[fiona@grangeproperty.co.uk](mailto:fiona@grangeproperty.co.uk)  
[www.grangeproperty.co.uk](http://www.grangeproperty.co.uk)

