

01206 577667

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Industrial Unit – To Let



Unit 16, Vulcan Building, Earls Colne Business Park, Earls Colne, Colchester, Essex, CO6 2NS

Asking Rent: £275,000 Per Annum Exclusive

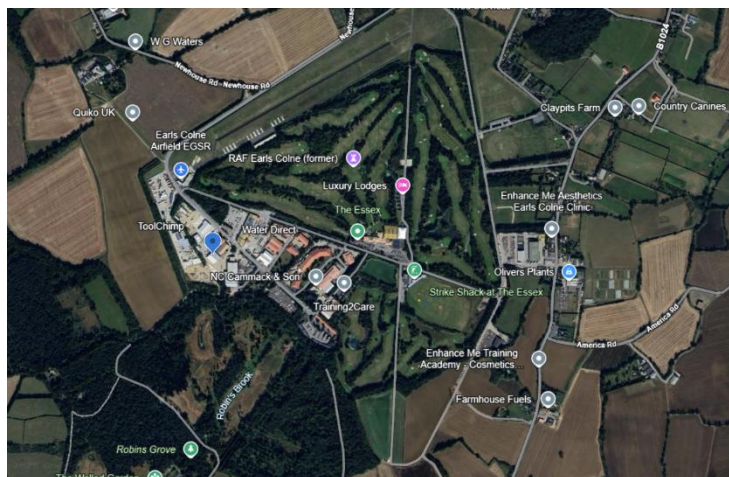
47,965 Sq. Ft (4,454.9 Sq. M)

- Bungalow Office 495sq.ft and External Welfare Cabins
- Approx. 0.6 acres of External yard Space
- Approx. 8m Eaves Height (Approx. 10m to Ridge)
- Main Warehouse Area Fully Racked If Required
- High Speed Internet Provision, up to 1GB Download Speeds Available
- New Lease Available

Location

Earls Colne Business Park is located just 2.5 miles north of the A120 Stansted to Harwich trunk road and 5 miles north of the A12. Harwich is 30 miles east of the Business Park and is home to one of the largest international ports in the UK. Chelmsford City is 15 miles to the south, whilst Braintree is only 6 miles east.

Earls Colne is a rural village located 8 miles outside the City of Colchester. The property is situated on the West Side of the business park with neighbouring and nearby occupiers including Water Direct Ltd, David Watson Transport, NC Cammack & Sons (Haulage) and the Essex Golf and Country Club.



Description

The property is a former aircraft hanger with a lattice frame which is clad with profile sheeting to the roof and elevations.

To the front of the unit is a portal frame extension with lower eaves height which provides covered goods in/out bay with two loading doors to the main warehouse. To the front of this is a canopied loading area.

To the rear and side of the main unit are two inter-connecting warehouses of steel portal frame construction.

Externally there is concreted yard and parking to the front and side of the property. In addition, there is a detached office building with staff welfare facilities.

Accommodation

The property benefits from a Gross Internal Area (GIA) of 47,965 sq. ft (4,454.9 sq. m).

The property stands on a site of 0.6 acres providing a large, concreted yard.

Asking Terms

The unit is available by way of a new FRI lease for a term of years to be agreed with regular upward only rent reviews.

Asking Rent

£275,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Service Charge

A service charge is applicable to cover 24/7 on-site security, water and sewage charges, landscaping and maintenance of the common external areas and estate roads.

Further details are available upon request.

Town Planning

The unit is on an industrial estate which benefits from an employment use covering light/general industrial and warehousing uses.

Interested parties are advised to contact Braintree District Council on 01376 552525.

Business Rates

The property appears in the Valuation List with a Rateable Value of £188,000.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Energy Performance Certificate

The unit has a current EPC rating of C55.





Maria Newman
m.newman@whybrow.net
01206 577667



Charntelle Goodyear
Charntelle.goodyear@whybrow.net
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