

01206 577667

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Industrial Unit – To Let



Unit 1 Lancaster Way, Earls Colne Business Park, Earls Colne, Colchester, Essex, CO6 2NS

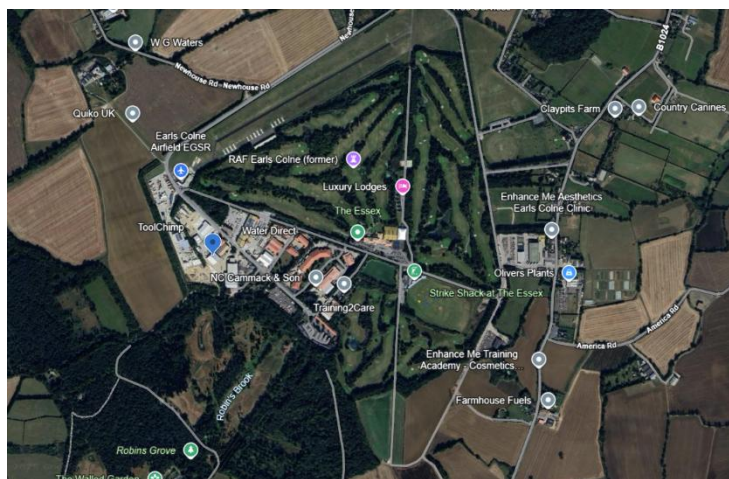
Asking Rent: £120,000 Per Annum Exclusive 14,020 Sq. Ft (1,302.50 Sq. M)

- 5.5m Eaves Height and Insulated Composite Panels
- 1,500sq.ft Grade A Office Space
- 3,500sq.ft Yard Space
- Air Conditioning
- High Internet Provision – up to 1GB/s Download Speed Available
- On Site Security
- Plenty of Car Parking Available and 2 Allocated Spaces
- Located within attractive landscaped environment adjacent to Marks Hall Estate
- On site hotel, golf club, driving range, leisure centre, nursery, hairdresser and other facilities

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 comprises a detached warehouse of steel portal frame construction with an eaves height of 5.5m, an office and separate entrance into a reception area and fully fitted kitchen. The property benefits from three loading doors, sealed concrete floor, LED lighting and a large, concreted yard.

Accommodation

The property benefits from a Gross Internal Area (GIA) of:

Warehouse	11,520sq.ft
Offices	1,500sq.ft
Kitchen/Reception	1,000
Total	14,020sq.ft (1,302.50sq.m)

The property includes a concreted yard of 3,300sq.ft.

Asking Terms

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

Asking Rent

£120,000 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 £84,500.

Legal Fees

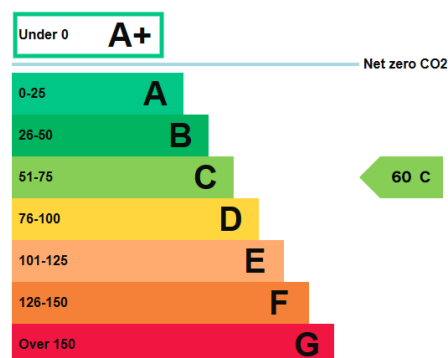
Each party is to bear their own legal costs throughout the course of any transaction.

Energy Performance Certificate

The unit has a current EPC rating of C60.

Energy rating and score

This property's energy rating is C.





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