

# Industrial Unit – For Sale

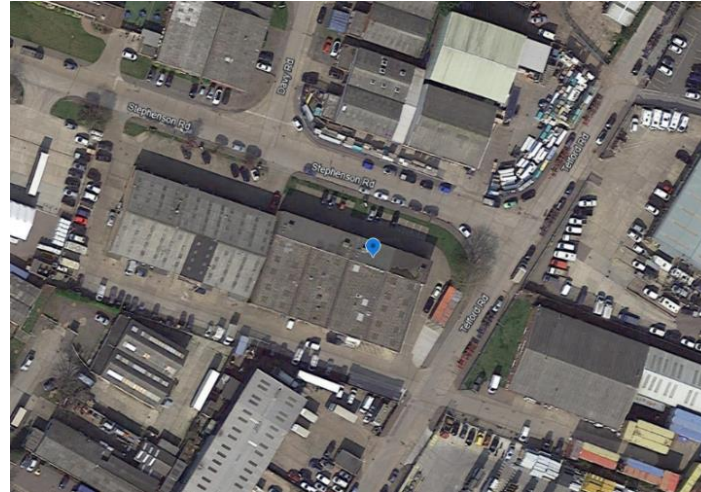


**Freehold - Essex House, Stephenson Road, Clacton on Sea, CO15 4XA**

## Location

Gorse Lane Industrial Estate is situated on the northern outskirts of Clacton, approximately 15 miles east of Colchester via the A120/A133.

The estate contains numerous predominantly local occupiers including Arjobex, Plumb City and Johnsons hotel Linen and the Clacton Factory Outlet.



## Asking Terms

Freehold

## Asking Price

£375,000

## Rateable Value

We are advised by Tendring District Council that the property appears in the Valuation List with a Rateable Value of £14,500.

## Legal Fees

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

## Energy Performance Certificate

The properties have an energy efficiency rating of: E113

## Accommodation

Industrial	3,840 sq. ft.
First Floor Offices	<u>730 sq. ft.</u>
<b>Gross Internal Area</b>	<b>4,570 sq. ft.</b>
<b>(424.6 sq. m)</b>	

## Description

The property comprises a terraced two storey industrial unit comprising a ground floor reception with access into the warehouse, W/C and small store and retail area.

The property incorporates an eaves height of 11'3" (3.44m), roller shutter loading door, first floor offices, male/female W/C and a fully fitted kitchen.





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