

Yard, Earls Colne Business Park, Earls Colne, Essex, CO6 2NS



Concreted Yard, Fenced & Gated Yard To Let

1 Acres (0.4 Hectares)

- Newley Concreted To A High Specification
- Fenced & Gated (Spec To Be Agreed)
- LED Lighting, Power & Water
- Landscaped Business Park Environment

Location

Earls Colne Business Park occupies an excellent location just 2.5 miles north of the A120 Stansted to Harwich trunk road and 5 miles north of the A12. Colchester, Braintree and Chelmsford are 8, 6 & 15 miles distant respectively.

Earls Colne Business Park benefits from a fully landscaped environment, on-site security, CCTV monitoring at the entrance, the Essex Golf Club and Hotel with gym a 9 tennis courts, driving range, and swimming pool & spa. There is also a fully licenced restaurant and bar, an on-site creche and Anglian Flight Centre / airfield which is fully CAA licensed.



Description

A newly concreted, fenced, and serviced yard of approx. 1 acre.

Asking Terms

A new lease to be drawn on a Full Repairing and Insuring (FRI) basis for a term of years to be agreed incorporating upward only rent reviews.

Rent

£98,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Service Charge

The property is subject to a service charge. Further details available upon request.

Legal Fees

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

Planning

Interested parties are advised to contact the local Planning Authority to satisfy themselves that their proposed use conforms with the current planning consent.

Business Rates

Interested parties are advised to make their own investigations of Braintree District Council on 01376 552525.