

01206 577667

[www.whybrow.net](http://www.whybrow.net)

 Whybrow

**Small Industrial Unit – To let**



**Unit 2 The Pace Centre, Stephenson Road, Clacton on Sea, Essex,  
CO15 4XA**

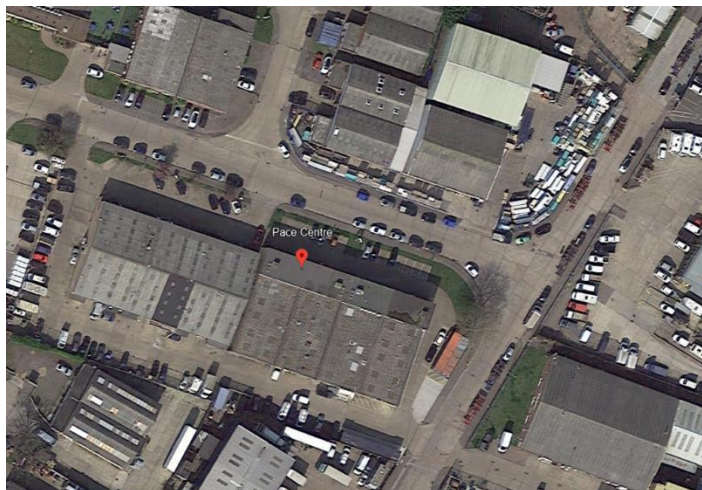
Rent: £4,000 Per Annum Exclusive

400 Sq. Ft (39 Sq. M)

- Short Term Flexible Leases Available
- Available Together or Separately
- Clacton on Sea Location
- Shared WC Facilities

## Location

The Pace Centre is located on Stephenson Road on the Grose Lane Industrial Estate in Clacton on Sea. It is conveniently situated approximately one and a half miles off the A133 trunk road which gives easy access to the A12 and the M25 to the south and A14 to the North.



## Description

The Pace Centre provides a number of light industrial units ideal for storage requirements and business start-ups.

## Accommodation

The property benefits from the following Net Internal Areas (NIA):

### Ground Floor

Unit 2	400 sq. ft
Unit 5	564 sq. ft

## Asking Terms

The units are available on short leases from twelve months duration. All leases are to be excluded from the provisions of the Landlord and Tenant Act 1954.

## Rent

Ground Floor

Unit 2            £4,000 per annum

Unit 5            £4,950 per annum

## 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 to the current planning consent.

## Business Rates

The units are to be reassessed for Business Rates.

## Energy Performance Certificate

The units are to be reassessed for EPCs.



**Ewan Dodds BSc FRICS**  
ewan.dodds@whybrow.net  
01206 577667



**Will Moss BSc**  
William.moss@whybrow.net  
01206 577667

**Charntelle Goodyear**  
Charntelle.goodyear@whybrow.net  
01206 577667

