

**Two Industrial/Storage Units with Full Vacant Possession-
For Sale**

 **Whybrow**



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

Location

Gorse Lane Industrial Estate is a well-established commercial hub situated on the northern outskirts of Clacton-on-Sea, Essex. Approximately 15 miles east of Colchester, it is strategically positioned for access via the A133 trunk road, making it a prime location for businesses seeking connectivity and visibility. The Pace Centre is located on Stephenson Road on the Grose Lane Industrial Estate in Clacton on Sea.

The estate hosts a wide range of businesses, from light industrial units to office spaces and leisure facilities. Notable occupiers include Johnsons Hotel Linen and the Clacton Factory Outlet. The Clacton Enterprise Centre, located within the estate, offers over 24 affordable office spaces, catering to small and growing businesses seeking professional environments without the high costs associated with traditional office leases .

Description

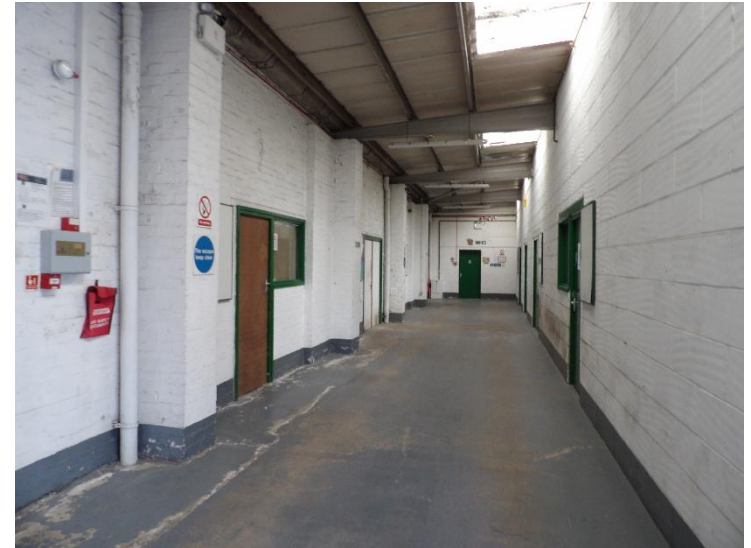
The property comprises a complex of storage units and offices over a double unit. Both divided to provide cellular workshops around a central internal service corridor with a ground floor reception, WC facilities and first floor offices. These are of steel framed construction with pitched roofs and brickwork. The windows are of metal frame and are single glazed. The property has electric radiators installed in all units/offices to provide heating. The unit has an eaves height of 3.4m (11' 3").

The storage units have concrete floors with painted brick walls and translucent roof panels. The 2 offices on the first floor are carpeted with their own WC and kitchen facilities while the walls are plastered and painted.

Externally there are 3 roller shutter loading doors that can be access via Telford Road.

Accommodation

According to your calculation the property has a Gross Internal Area (GIA) of:
9,647 sq. ft (896 sq. m)



- **With full vacant possession**
- **Forecourt Parking at the front of the property**
- **3.4m Eaves**
- **3 Roller Shutter Loading Doors**



Town Planning

The property is situated within an established industrial estate containing a range of industrial, warehouse and office occupiers. Interested parties should make their own investigation through Tendring District Council on 01255 686868.

Rateable Value

We are advised by the Valuation Office that the units in the property have been separately assessed and have the following Rateable Values and EPC ratings:

Unit 1	£4,650	D97
Unit 2	£2,175	E114
Unit 3	£2,300	D94
Unit 4	£1,850	E106
Unit 5	£3,100	E107
Unit 6	£3,100	E106
Unit 7	£3,450	E124
Unit 8	£3,300	D93
Unit 9	£3,150	D93
Unit 10	£6,400	D100
Unit 11	£5,600	E116
Unit 12	£3,650	E121

Asking Terms

Freehold offers in excess of £680,000

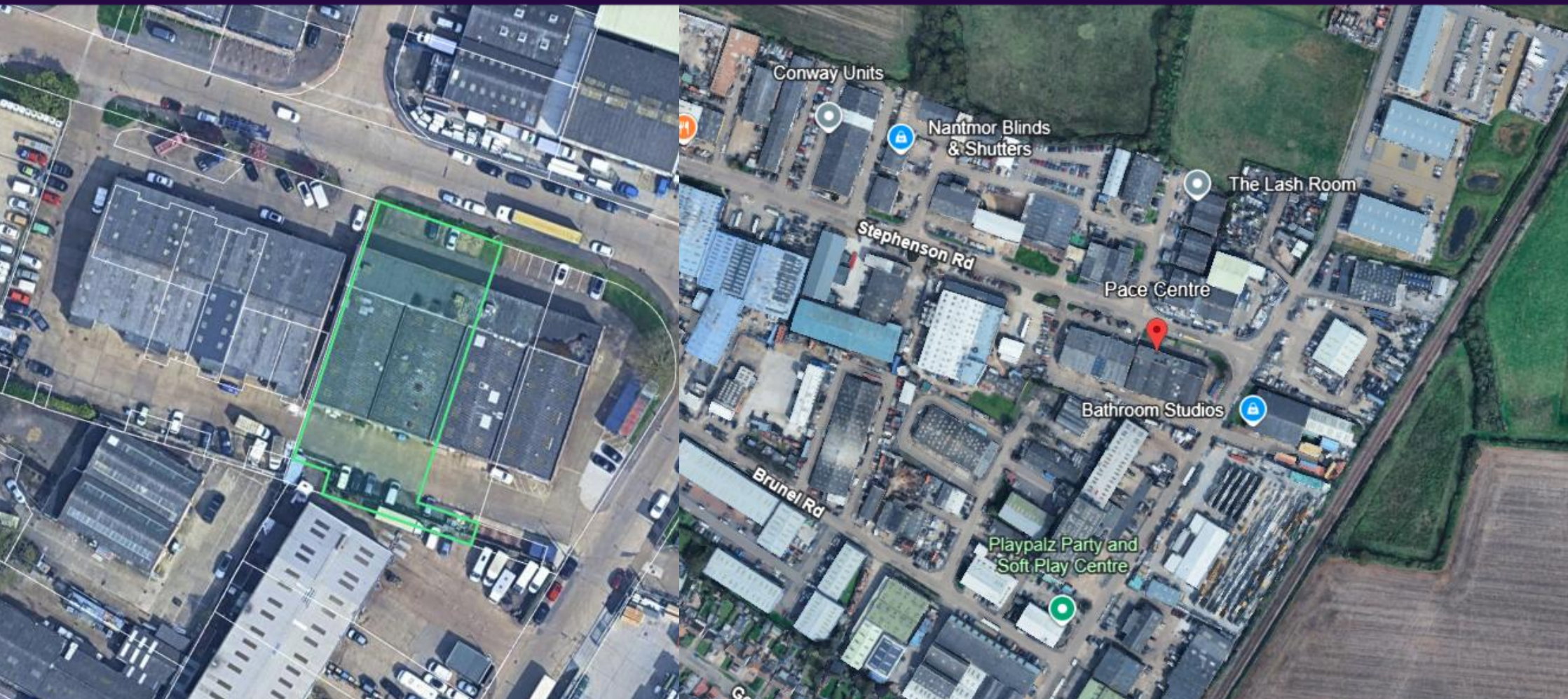
VAT

The property is not elected for VAT.

Legal Fees

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

Title and Location Plan



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Misrepresentation Act 1967

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