01206 577667
www.whybrow.net

Industrial Unit and Yard – To let



Former Bus Depot, Station Approach, Harwich, Essex, CO12 3NA

Passing Rent: £27,500 Per Annum Exclusive

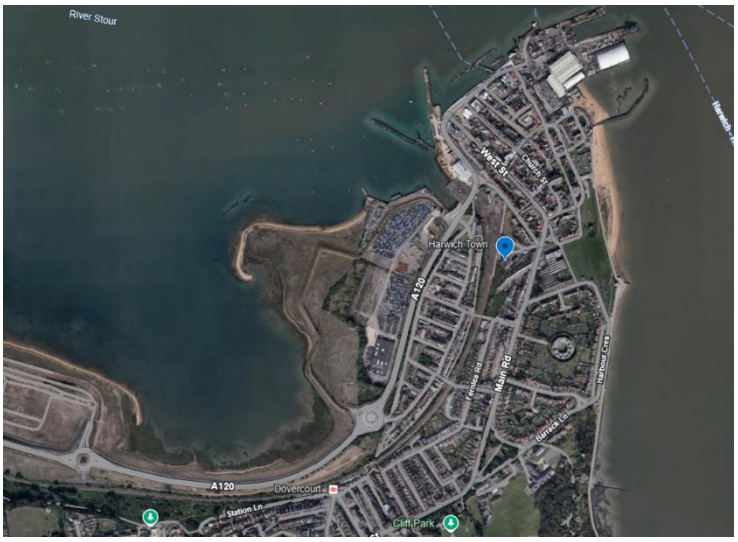
4,842 Sq. Ft (450 Sq. M)

- Detached Premises and Open Forecourt
- Single Storey Office and Storage
- 17m Wide Loading Doors
- Suitable for a Variety of Used STP
- Good Access to A120

Property Details

Location
Harwich with a resident population of circa 12,000 people is situated approximately 15 miles to the east of Colchester via the A120 trunk road.

The subject property is situated off the town's High Street and close to the mainline rail station which provides regular rail services to Colchester and London Liverpool Street.



Description
A detached workshop of brick construction with brick/corrugated cladding beneath a corrugated metal roof with high bay glazing along the side elevation benefitting from an eaves height of 6m, concertina loading doors (17m width) and single storey office, kitchen, store and wc's to the side.

To the front and side of the buildings is a large open concreted yard extending to 0.13 acres (0.05 hectares)

Accommodation
The property benefits from a Gross Internal Area (GIA) of 4,842 sq. ft (450 sq. m).

Asking Terms
The property is available by way of an assignment for the remainder of a 5 year Full Repairing and Insuring lease which started in December 2025. The lease incorporates a rent review at the 3rd and 5th year anniversary of the lease at open market value. A copy of the lease is available at request.

The landlord will also consider offers for a new lease.

Passing Rent
£27,500 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Town Planning
The property has previously been used as a bus depot but is considered suitable for a range of uses, subject to planning.

Interested parties are advised to make their own investigations of Tendring District Council on 01255 686868.

Business Rates
We have been unable to locate the property on the Valuation Office Agency and would advise parties to contact the local council for further information on business rates and rates payable.

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 C72.

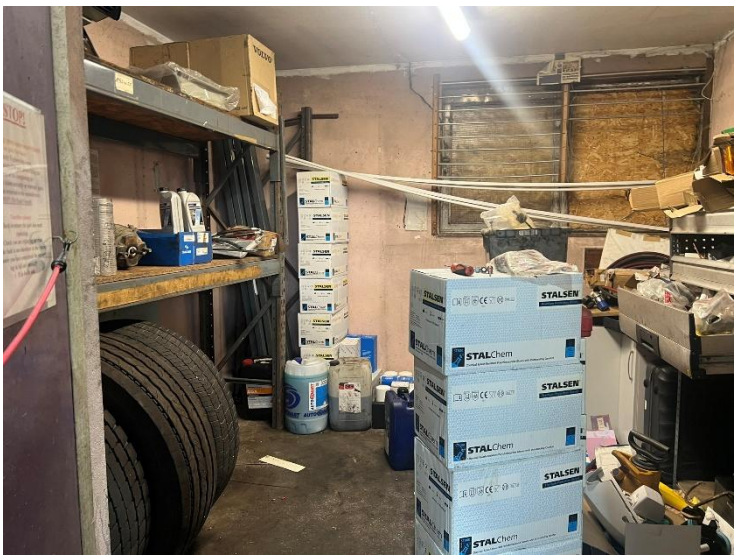


Property Details











Tony Lockwood
t.lockwood@whybrow.net
01206 577667



Charntelle Goodyear
Charntelle.goodyear@whybrow.net
01206 577667



Jacob Clarke
j.clarke@whybrow.net
01206 577667

Misrepresentations Act 1967

01206 577667 | info@whybrow.net | whybrow.net

Whybrow Commercial Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchases or lessors and do not constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Whybrow Commercial Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow Commercial Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295