

Alresford Business Centre, Colchester, Essex, CO7 8DJ



## To Let Showrooms

139.4 - 404 sq m  
(1,500 - 4,350 sq ft)

- Prominent Location with forecourt parking
- Flexible lease terms
- Ground floor with goods access
- Furniture sales consent
- Whole or part letting considered
- Additional workshops and stores available
- Energy rating: TBC



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Estates Gazette (February 2014)

# Details

## Location

The property is prominently situated on the north side of the B1027 Brightlingsea Road in the village of Alresford. The B1027 is the principal link between Colchester, Wivenhoe and Brightlingsea and carries high volumes of traffic. The A133 and the A12 Colchester Crown Interchange are readily accessible.

Colchester town centre and the A133 dual carriageway are approximately 5 miles and 4 miles to the north respectively.

## Description

The property offers a 20 metre retail frontage to Brightlingsea Road, and ground floor showrooms currently extending to 404 sq m (4,349 sq ft) with a further 73.5 sq m (791 sq ft) retail mezzanine. The unit benefits from a large number of display windows and extensive parking at the front. The demise includes a small office space with WC and kitchen facilities. Further workshop and storage units also available, details upon request.

## Planning

The retail use is restricted to pine furniture for the benefit of the current occupier, a copy of this planning consent is available upon request. Alternative retail uses will require planning consent.

## Accommodation

The premises provide the following accommodation and is available as a whole or in parts:

Ground Floor Total GIA	404 sq m (4,349 sq ft)
Mezzanine Showroom Over	73.5 sq m ( 791 sq ft)

## Local Authority

Tendring District Council  
Thorpe Road  
Weeley,  
Clacton on Sea  
Essex CO16 9AJ  
Telephone: 01255 686 868

## Business Rates

From enquiries with the Local Rating Authority we understand that the premises are assessed as follows:

Rateable value:	£26,750
Approx. Rates payable (2014/2015):	£12,893.50 pa

## Terms

The property is offered to let on flexible lease terms from £8 per sq.ft.. A service charge to meet costs of common elements of the building (roof) will apply.

## VAT

The property is not elected to VAT.

## Viewing

Strictly by prior appointment with the sole agents:

## Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RS

Contact :

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## For further information

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