

# FennWright

South Strand  
Lawford  
Manningtree  
Essex  
CO11 1UP

## FOR SALE FREEHOLD

Detached Warehouse / Business  
Premises On A 2.36 Acre Site

- Approx. 11,000 Sq. Ft. (1,022 Sq. M)
- Available As A Whole Or In Part
- Self Contained Fenced & Gated Site
- Two Storey Air Conditioned Offices
- Large Loading Door With Canopy
- Potential For Further Development (STP)
- EPC Rating B (35)
- Established Industrial Estate Location
- Stunning Views Over The River Stour





## Location

The premises are located on a self-contained site on the popular Lawford Industrial Estate approximately 6 miles north east of Colchester and 8 miles south west of Ipswich. Good access is available to the A12 via the B1070 and to the A14 via the A137 providing easy access to the port of Felixstowe (25 minutes), Stansted Airport and the national motorway network. Manningtree Railway Station (London Liverpool Street approximately 55 minutes) and the town centre with a selection of shops, cafes and convenience stores are within walking distance.

## Description

**Lot 1** - The unit is constructed of a steel portal frame with profile steel clad elevations under a pitched & insulated roof (new in 2016/17) incorporating translucent roof lights with an eaves height of approximately 4 meters and pitch height of 5.8m (to the underside of the frame). The warehouse has LED high bay lighting and three phase electricity. High quality offices are provided to the side of the building on ground and first floor which benefit from spectacular views over the River Stour. They have heating / cooling units, good natural daylighting, carpets, suspended ceilings with recessed LED lighting. Separate male, female and disabled WC's are provided for the factory / warehouse area and the offices along with shower facilities.

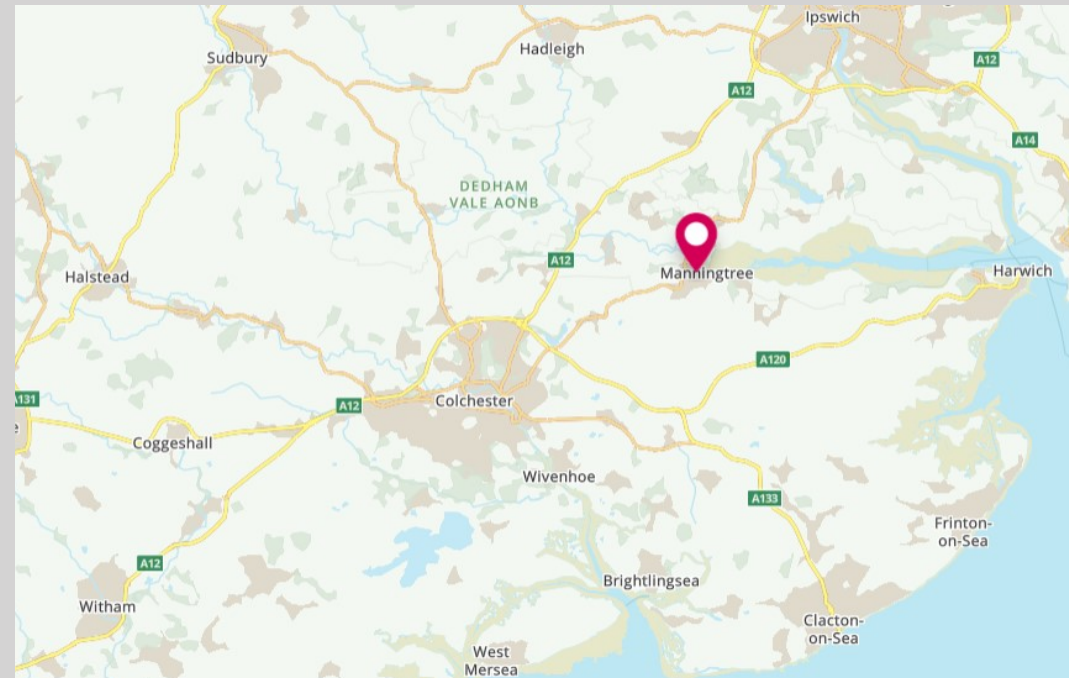
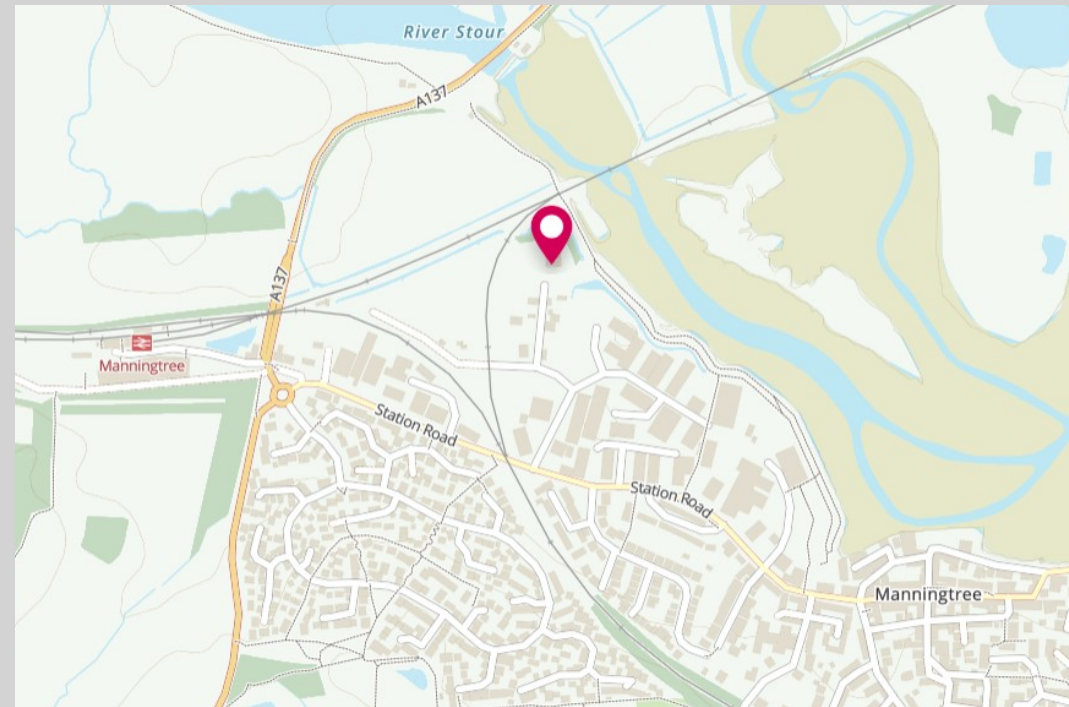
Externally there is a large concrete yard / forecourt providing easy access for HGV's and on site car parking. The site totals approx. 1.28 acres of which 0.99 acres is useable.

Approximate Gross Internal Area:

Warehouse & Offices	8,946 sq. ft	(831.2 sq. m)
Ground Floor Offices	1,027 sq. ft	(95.4 sq. m)
First Floor Offices	1,027 sq. ft	(95.4 sq. m)
<b>Total</b>	<b>11,000 sq. ft</b>	<b>(1,022 sq. m)</b>

**Lot 2** - Approx. 1.08 acre unsurfaced plot adjacent to the premises (approx.0.95 acres useable). There is potential to develop the site to provide further commercial accommodation, subject to planning. No services are connected.

We understand that the total site area is approx. 2.36 Acres (0.96 ha), subject to survey.



## Terms

The premises are available for Sale Freehold as per the figures outlined below;

Lot 1 - guide price of £1,400,000.

Lot 2 - guide price of £350,000.

Lots 1 & 2 combined with a guide price of £1,750,000.

We are advised that VAT is not applicable.

Note: The green shaded area on the adjacent plan is the proposed right of access area for Lot 2 if the lots are to be sold individually.

## Service Charge

We are advised that there is no service charge applicable.

## Business Rates

We are advised that, with effect from the 1st April 2023, the premises have a rateable value of [£53,000](#). Therefore estimated rates payable of approx. £27,150 for the current year. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

## Planning

We are advised that the premises have established planning consent for warehousing and industrial purposes. Interested parties are advised to make their own enquiries with Tendring District Planning Department.

## Services

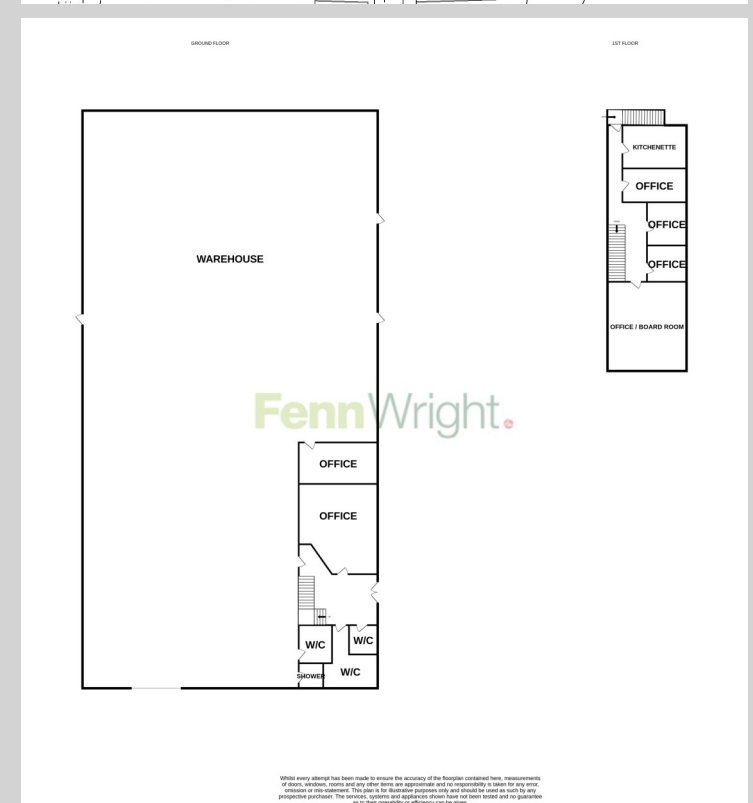
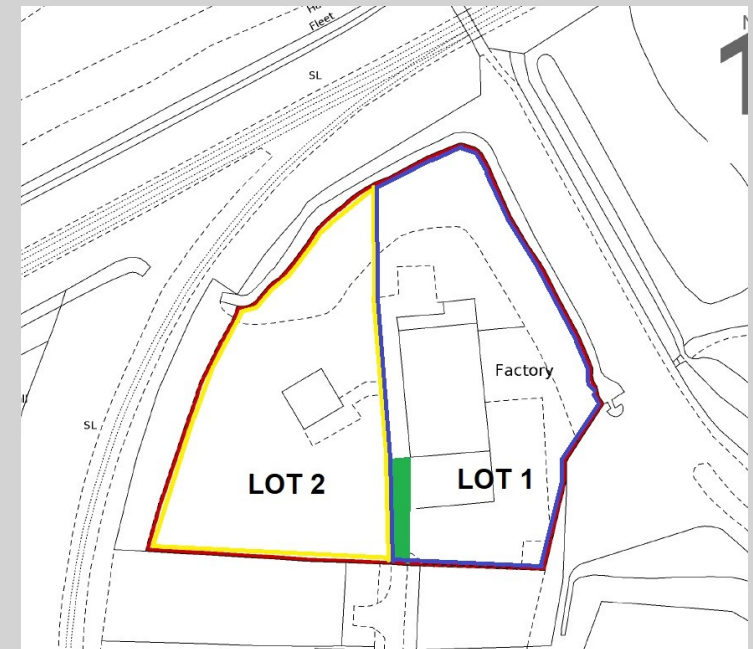
We are advised that the premises benefit from mains gas, electricity, water and drainage. A leased fibre connection provides high speed internet with speeds of approx. 100 Mbs.

## Energy Performance Certificate (EPC)

We have been advised that the premises fall within class [B\(35\)](#) of the energy performance assessment scale.

## Anti-Money Laundering Regulations

Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identify, residence and source of funds prior to instructing solicitors.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency at the time of sale.  
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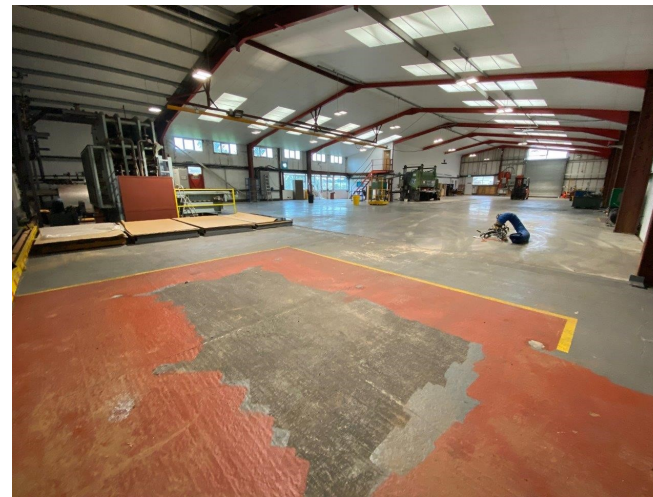
Viewings Strictly By Appointment  
Via Sole Agents:

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Date Prepared: 06.02.24