

86 London Road, Marks Tey, Colchester, Essex CO6 1ED



## Prominently Located Retail / Office Building

- Detached & Self-Contained Premises
- First Floor Offices / Storage Area
- Heating / Cooling Cassette
- Walking Distance to Marks Tey Train Station
- Directly Adjacent to the A12 / A120

To Let  
**£19,500 PA**

**1,142 sq. ft  
(106.13 sq. m)**



- **Most Active Agent Essex** 2019, 2020, 2021 & 2022
- **Most Active Agent Suffolk** 2020 & 2022
- **Dealmaker of the Year Essex** 2019 & 2020
- **Dealmaker of the Year Suffolk** 2020
- **Dealmaker of the Year South East** 2021 & 2022



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# Details

## Location

The premises are located in a prominent roadside position directly adjacent to the A12 at Marks Tey approximately 6 miles to the west of Colchester.

Marks Tey railway station (London Liverpool Street approx. 50 minutes) is a few minutes walk from the property and Stansted Airport is approximately 35 minutes drive by car.

Opposite there is a selection of retail shops with major retail facilities and restaurants being available at Tollgate Retail Park which is 3 miles distant.

## Description

The ground floor is provided in an open plan format with a suspended ceiling, recessed lighting and a heating/cooling cassette. There is an accessible W/C, IT/Comms cupboard and stairs leading to the first floor.

The first floor accommodation is provided within the roof space and (restricted head height in part) provides excellent storage space with an additional office to the rear. The area has good natural day lighting from two windows.

Externally the building has one allocated car parking space with further visitor spaces available.

## Accommodation

(Approximate net internal measurements)

Ground Floor Approx	698 sq ft	(64.85 sq m)
First Floor Approx	<u>444 sq ft</u>	<u>(41.28 sq m)</u>
<b>Total</b>	<b>1,142 sq ft</b>	<b>(106.13 sq m)</b>

## Terms

The premises are available to let on a new full repairing lease, length and terms to be agreed, at a rent of £19,500 per annum exclusive of business rates and VAT. We are advised that VAT is applicable at the prevailing rate.

## Buildings Insurance

This is to be arranged by the landlord with the cost to be recovered from the tenant. The approx. cost for the current year is £987 plus VAT.

## Service Charge

We are advised that a service charge may be levied to cover the costs of repairs and maintenance of any communal areas, which is chargeable on an ad hoc basis.

## Planning

We are advised that the current planning use is for any use falling with class E (c) of the Town and Country Planning (Use Classes) Order 2020. The tenant is responsible for checking with the local planning authority that the premises can be used for such use as required.

## Business Rates

We have been informed that the rateable value is £16,750. We therefore estimate rates payable are likely to be in the region of £8,358.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this respect.

## Energy Performance Certificate (EPC)

We have been advised that the premises fall within class C (68) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

## VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

## Legal Costs

Each party will bear their own legal costs.

## Viewing

Strictly by prior appointment via sole letting agents:

## Fenn Wright

**01206 85 45 45**

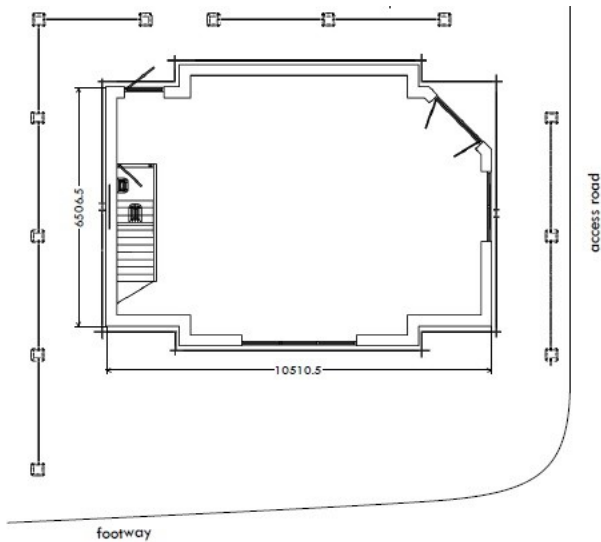
[fennwright.co.uk](http://fennwright.co.uk)

[colchestercommercial@fennwright.co.uk](mailto:colchestercommercial@fennwright.co.uk)

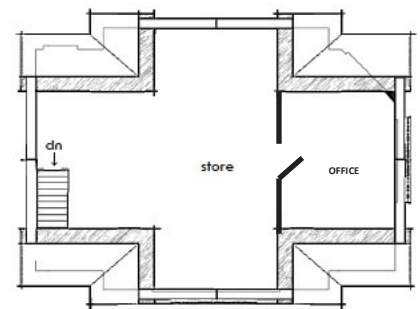




Note: Photographs are for illustrative purposes only, and do not necessarily represent the current condition. An internal viewing is advised.

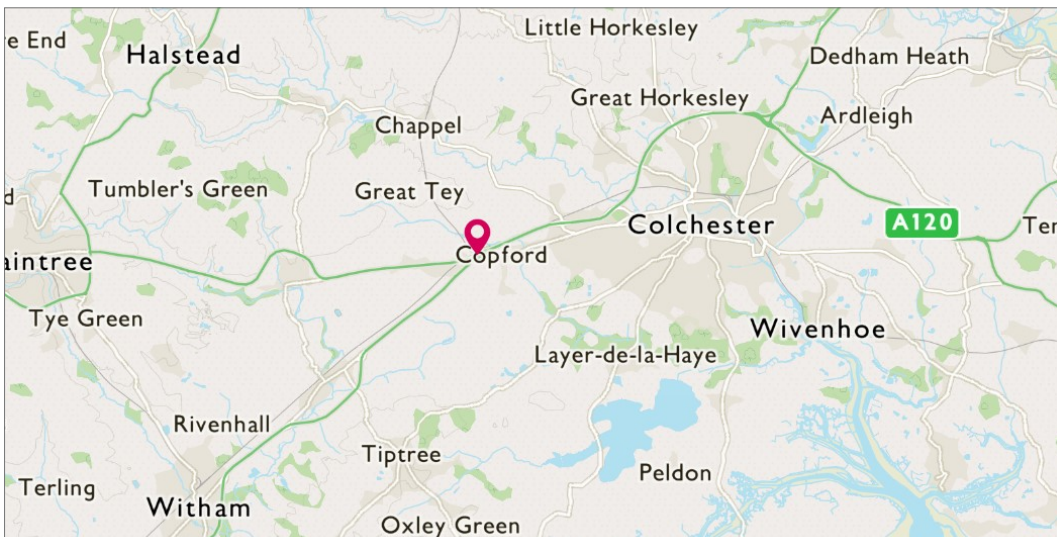
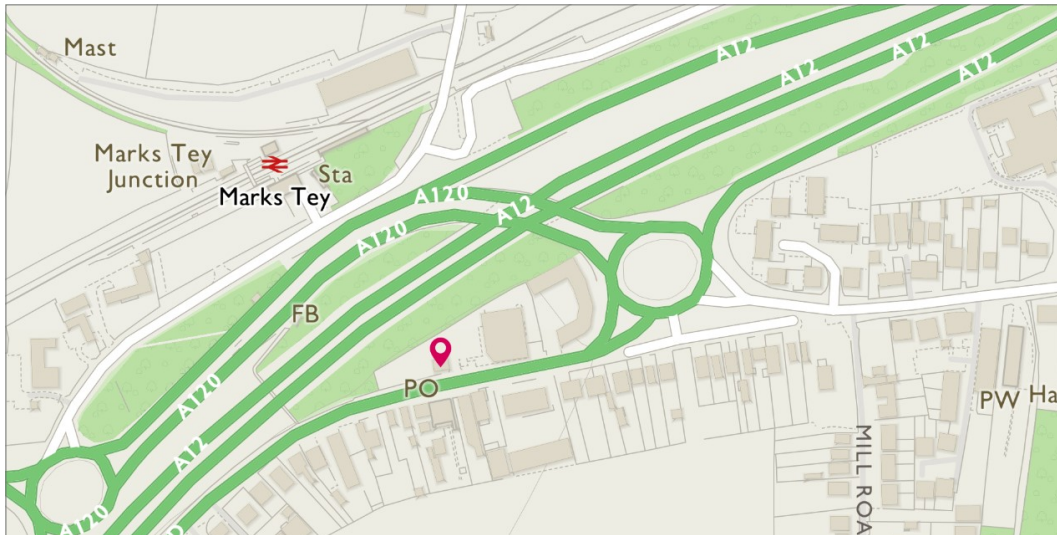


ground floor plan



first floor plan

Note: These plans are for indicative purposes only. They are not to scale and are not to be relied upon.



For further information

**01206 85 45 45**

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