

FennWright[®]

Unit 21 & Wellington Building
Earls Colne Business Park
Earls Colne
Essex
CO6 2NS

TO LET

Two Impressive Refurbished
Warehouse Buildings

- From Approx. 5,500 to 14,000 Sq. Ft
- To Let From £44,000 Per Annum
- Available Individually or Together
- Undergoing Full Refurbishment
- Fenced & Gated Sites
- High Speed Internet (1GB Available)
- Secure & Well Maintained Business Park
- 24/7 On Site Security



Location

Earls Colne Business Park occupies an excellent location just 2.5 miles north of the A120 Stansted to Harwich trunk road and 5 miles north of the A12. Colchester, Braintree and Chelmsford are 8, 6 & 15 miles distant respectively. Earls Colne Business Park benefits from a fully landscaped environment, on-site security, CCTV monitoring at the entrance, the Essex Golf Club and Hotel with gym an 9 tennis courts, driving range, and swimming pool & spa. There is also a fully licenced restaurant and bar, an on-site creche and Anglian Flight Centre / airfield which is fully CAA licensed.

Description

Unit 21 - Available August 2024.

- 0.3 acres of external yard space.
- Newly refurbished.
- Two large loading doors.
- Fenced and gated.
- High speed internet provision, up to 1GB/s download speeds
- Close to A120 and A12.
- 24/7 on-site security.

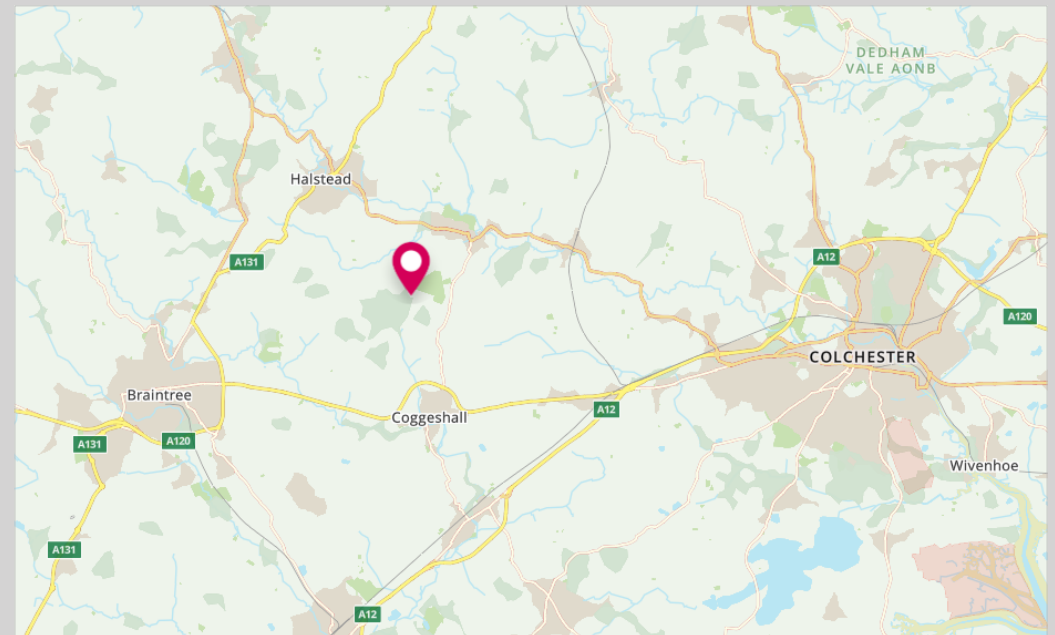
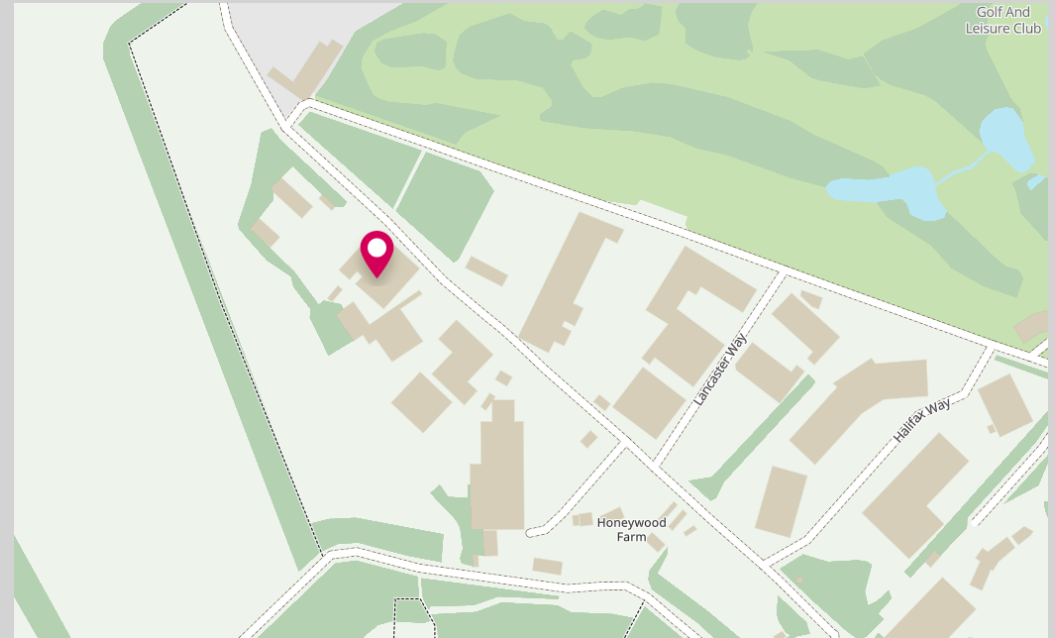
Wellington Building - Available August 2024.

- 0.5 acres of external yard space.
- Newly refurbished.
- Two large loading doors.
- Includes 670 sq ft (62.2 sq m) of office space.
- Warehouse canteen.
- Fenced and gated.
- High speed internet provision, up to 1GB/s download speeds
- Close to A120 and A12.
- 24/7 on-site security.

Accommodation

Approximate Gross Internal Areas:

Unit 21	5,500 sq. ft	(511 sq. m)
Wellington Building	14,000 sq. ft	(1,300 sq. m)



Terms

The units are available to let on new full repairing and insuring leases, with lease length and terms to be agreed. Rents as outlined below;

Unit 21 - £44,000 per annum
Wellington Building - £112,000 per annum

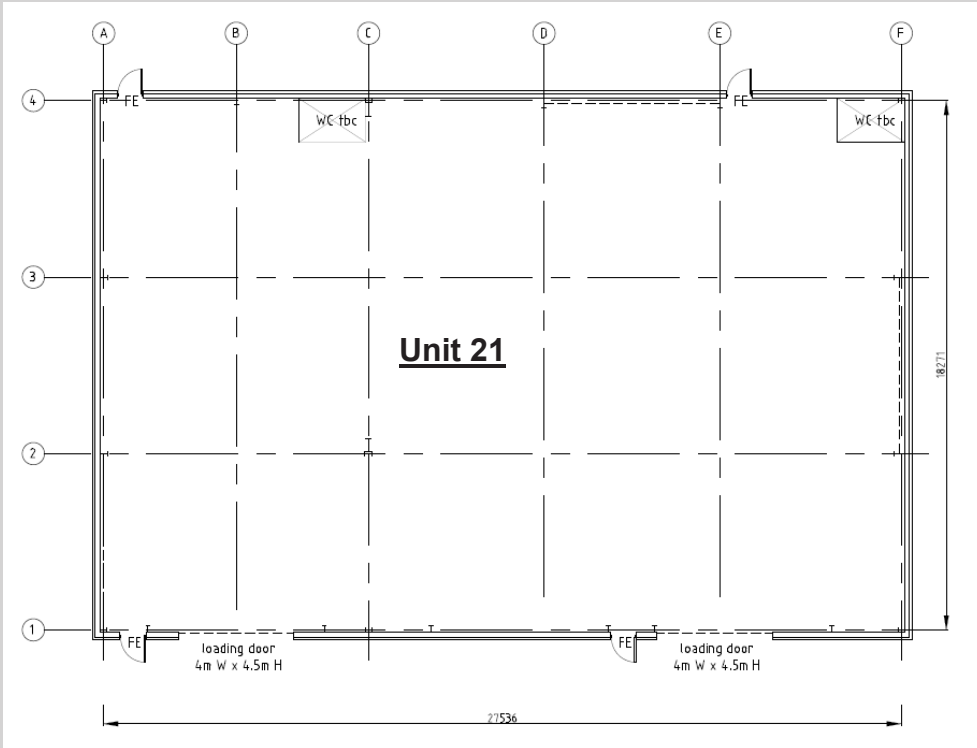
We are advised that VAT is applicable at the prevailing rate.

Service Charge

A service charge is applicable to cover; buildings insurance, 24/7 on-site security, water and sewage charges, landscaping and maintenance of the common external areas and estate roads.

The approx. cost for the current year:

Unit 21 - £4,000
Wellington Building - £9,000



Business Rates

We are advised that the premises have a rateable value of:

Unit 21 - £(yet to be individually assessed).
Wellington Building - £(yet to be individually assessed).

We recommend all parties make their own enquiries with the local rating authority to confirm their liabilities.

Energy Performance Certificate (EPC)

Full copies of the EPC assessments and recommendation reports will be made available upon completion of the refurbishment works.

