

AVAILABLE TO LET

Light Industrial / Warehouse / Storage Premises

2A Riverside Avenue West, Dale Hall Ind.
Estate, Lawford, Essex, CO11 1UN

RENT

£18,000
per annum

AVAILABLE AREA

1,500 sq ft
[139.4 sq m]

IN BRIEF

- » Very well presented throughout
- » Mezzanine office area
- » Large loading door & forecourt
- » Popular business location
- » Easy access to A120

LOCATION

This popular industrial development is situated approximately 1/2 mile to the west of Manningtree in an established industrial area with direct access onto the B1352 (Station Road) which links to the A137 leading to Colchester and Ipswich which are both some 9 miles distant. Manningtree railway station is close by, with frequent train services to Ipswich and London (Liverpool Street).

DESCRIPTION

The unit is of steel portal frame construction with brick and profile steel elevations under a pitched and insulated roof (eaves height approx. 4.4m and apex 6.6m).

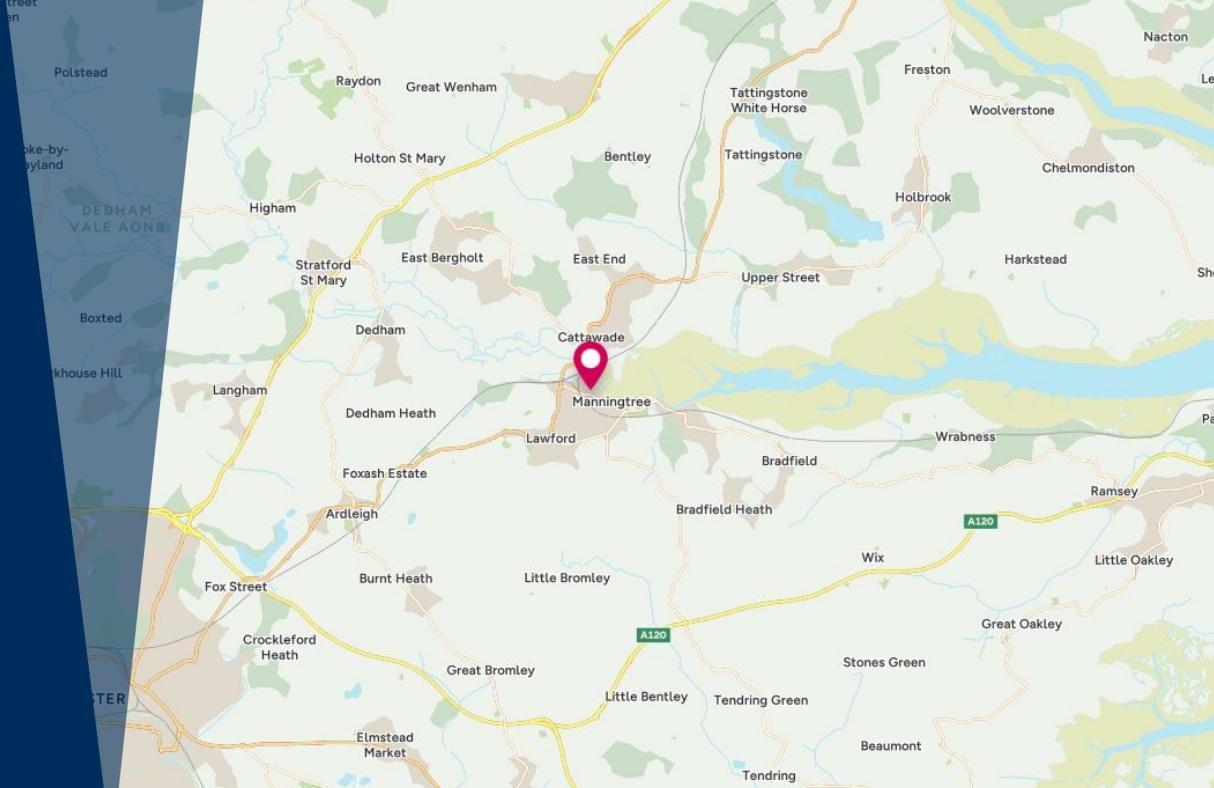
A full height roller shutter door (approx. 3m wide by 3.5m high) and individual personnel door provide access to the warehouse area which has high bay LED lighting, with tea point and W/C facilities on the ground floor, plus a first floor office.

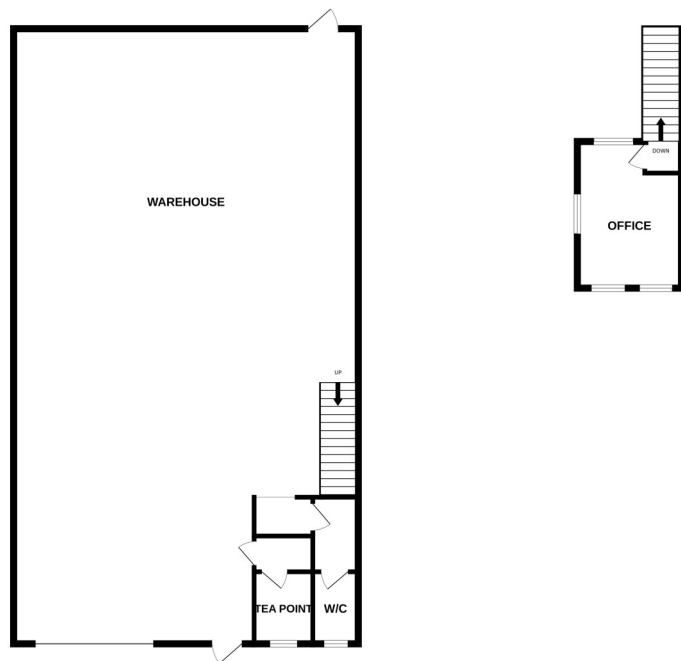
Externally there is a concrete forecourt area for loading / unloading and on-site parking.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Unit 2A: 1,500 sq ft [139.4 sq m] approx.





While every attempt has been made to ensure the accuracy of the Scottish contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error or omission of any statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The landlord does not warrant the accuracy of the plan and no guarantee as to their availability or efficiency can be given. Home-View Message 02023



TERMS

The unit is available To Let on a new full repairing lease (excluding exterior decoration), for a minimum unbroken term length of three years, at a rent of £18,000 per annum (plus VAT). The rent is to be paid quarterly in advance, and we are advised that VAT is applicable.

DEPOSIT

A deposit will be required upon completion of the lease. The amount is assessed on a case by case basis and is subject to financial checks confirming the covenant strength of the company taking the lease.

PLANNING / USE

The unit is available for light industrial, trade counter and storage / warehouse use only. Motor trade or leisure related uses are unfortunately not permitted on site.

SERVICE CHARGE

We are advised that a service charge is not applicable.

BUILDINGS INSURANCE

Buildings insurance for the premises is paid by the landlord and reclaimed from the tenant, exact costs are dependant upon the type of business. Contents insurance is the responsibility of the tenant.

BUSINESS RATES

We have been advised that the rateable value, with effect from 1st April 2023, is £11,250. For rateable values below £12,000, 100% small business rates relief may be available, subject to eligibility. We recommend all parties make their own direct enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (81) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

VAT

VAT will be applicable on the rent. All rents and prices are exclusive of VAT under the Finance Act 1989.

LEGAL COSTS

Each party will bear their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Essex CO4 9YQ

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Particulars created May 2024

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