



AVAILABLE TO LET

Business premises with offices and mezzanine floor

801 Oakwood Business Park North, Fowler Road, Clacton on Sea, Essex, CO15 4AA

RENT

£30,000
per annum

AVAILABLE AREA

3,504 sq ft
[325.5 sq m]

IN BRIEF

- » Very well presented throughout
- » Large loading door & forecourt
- » Offices, kitchenette & W/C facilities
- » Mezzanine storage area
- » Established business location
- » On site car parking

LOCATION

Oakwood Business Park North is located adjacent to the Clacton Common Factory Shopping Village on the northern outskirts of Clacton on Sea. Easy access is available to the Town Centre, and to the major motorway networks via the Clacton bypass linking into the A120 (Harwich and Stansted Airport) and the A12 linking to the South and the A14 (Felixstowe and the Midlands).

DESCRIPTION

An end of terrace light industrial unit of steel portal frame construction under a pitched and insulated roof. A large electrically operated loading door (approx. 3.5m width and 4.2m height) provides access to the main warehouse area (6m eaves and 6.6m apex) which features a ground floor workshop and mezzanine floor.

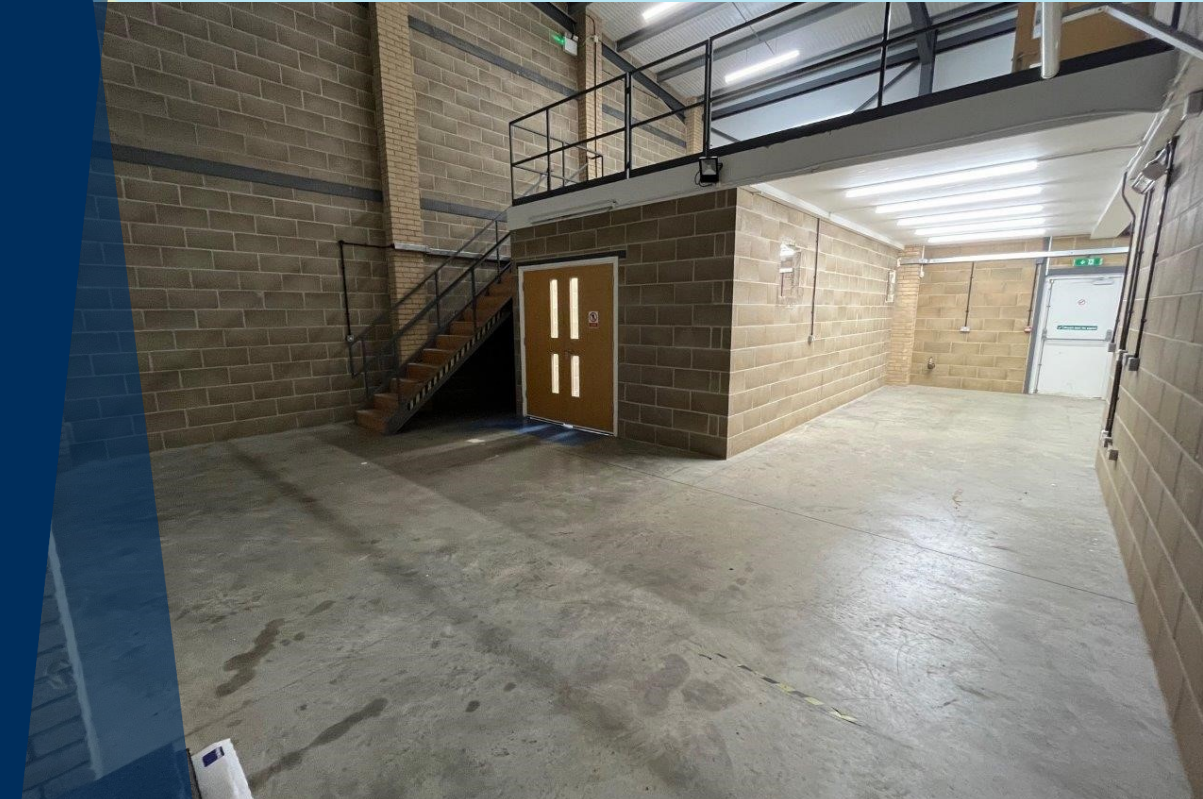
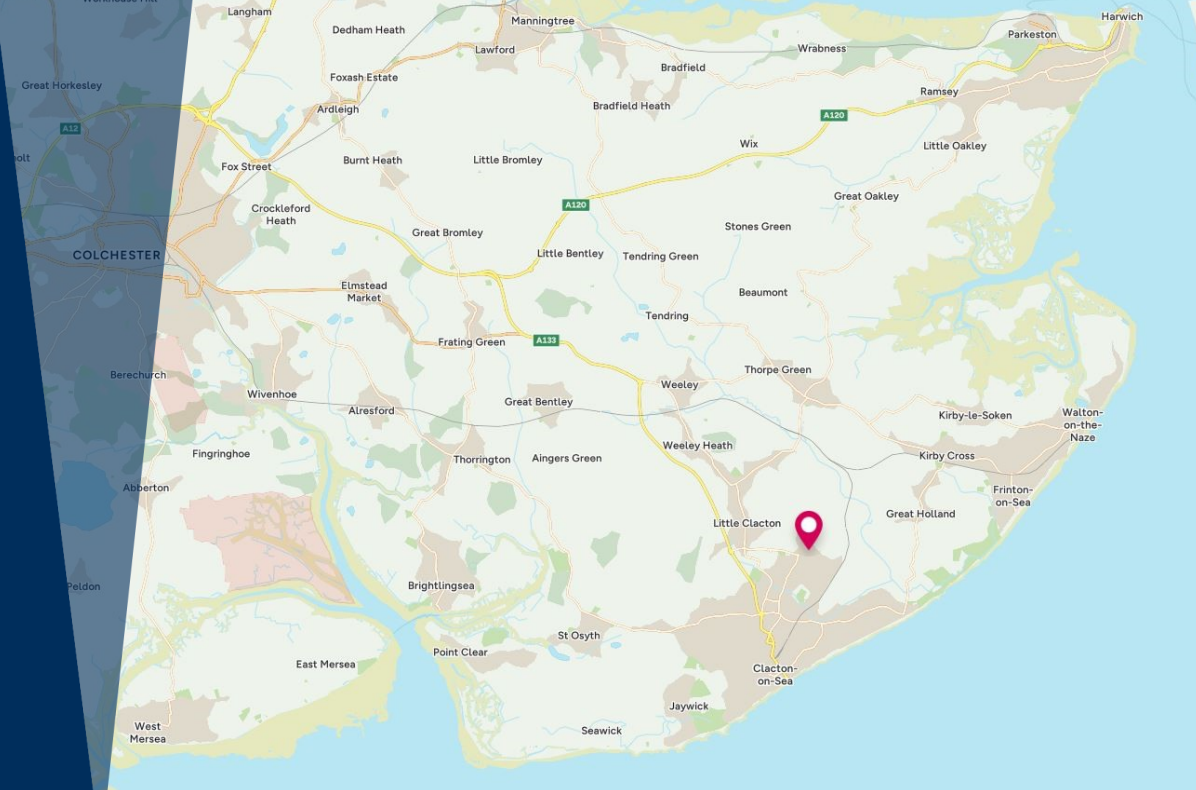
A personnel door leads to ground and first floor offices areas with suspended ceilings and LED lighting, kitchenette and W/C facilities. The unit also benefits from all mains services, LED warehouse lighting, heating / cooling in part, an intruder alarm and a fire alarm. There are security shutters to the ground floor double glazed windows.

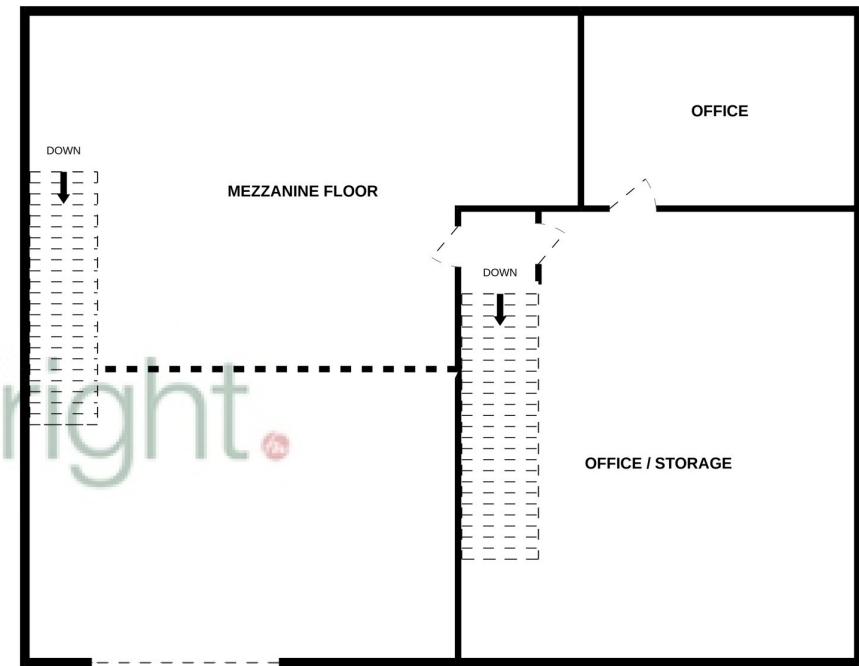
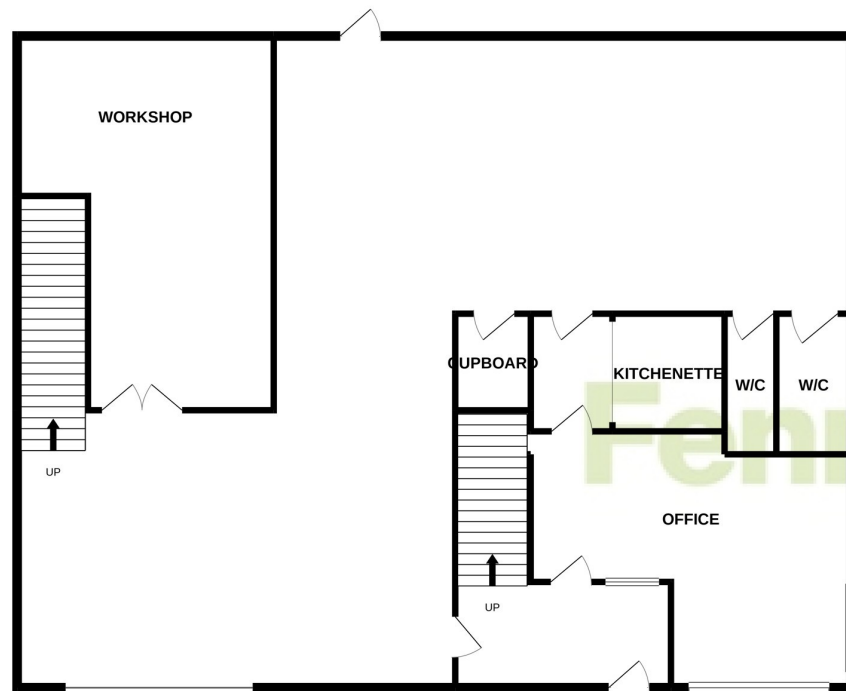
To the front of the property is a forecourt area providing loading / unloading space and on site car parking.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Ground Floor: 1,954 sq ft [181.5 sq m] approx.
- » First Floor: 1,550 sq ft [144.0 sq m] approx.
- » Total: 3,504 sq ft [325.5 sq m] approx.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.

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TERMS

The unit is available To Let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £30,000 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.

BUILDINGS INSURANCE

Buildings insurance for the premises is paid by the landlord and reclaimed from the tenant. Contents insurance is the responsibility of the tenant.

SERVICE CHARGE

A service charge provision will be included within the lease, but to date one has not been levied.

The provision will allow for maintenance of the guttering and maintenance of the estate communal areas, lighting, security, car park and landscaping.

BUSINESS RATES

We have been advised that the rateable value, with effect from 1st April 2023, is £17,250. We estimate that the rates payable are therefore likely to be in the region of £8,607.75 per annum.

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

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 and recommendation report 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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Particulars created 13 June 2024

