



AVAILABLE FOR SALE FREEHOLD

An Investment or Owner Occupier Opportunity - Two Air Conditioned Offices in a Rural Countryside Setting With On Site Car Parking

4 & 5 Dedham Vale Business Centre,
Manningtree Road, CO7 6BL

SALE

From £175,000 to £340,000
plus VAT

AVAILABLE AREA

From 674 sq ft to 1,348 sq ft
[62.6 sq m to 125.2 sq m]

IN BRIEF

- » Investment Opportunity Or Suits Owner Occupier
- » Currently Producing An Income Of £22,000 PAX
- » Two Self Contained Offices With An Interconnecting Door
- » Available Together or Separately
- » Heating / Cooling & Vaulted Ceilings
- » Accessible WC & Kitchenette Facilities
- » Eight On Site Car Parking Spaces

LOCATION

Dedham Vale Business Centre is a contemporary office development located on the Essex / Suffolk border. Accessed via Manningtree Road / Jupes Hill with easy access to Dedham village centre.

The A12 and A120 are located nearby which provide excellent traffic links.

DESCRIPTION

A detached building forming a pair of semi-detached offices with a pitched roof and vaulted ceiling. Each office benefits from: Self-contained entrance, accessible W/C, kitchenette, air conditioning, network cabling, florescent lighting, carpeting, double glazing, electrical sockets and fire & intruder alarms.

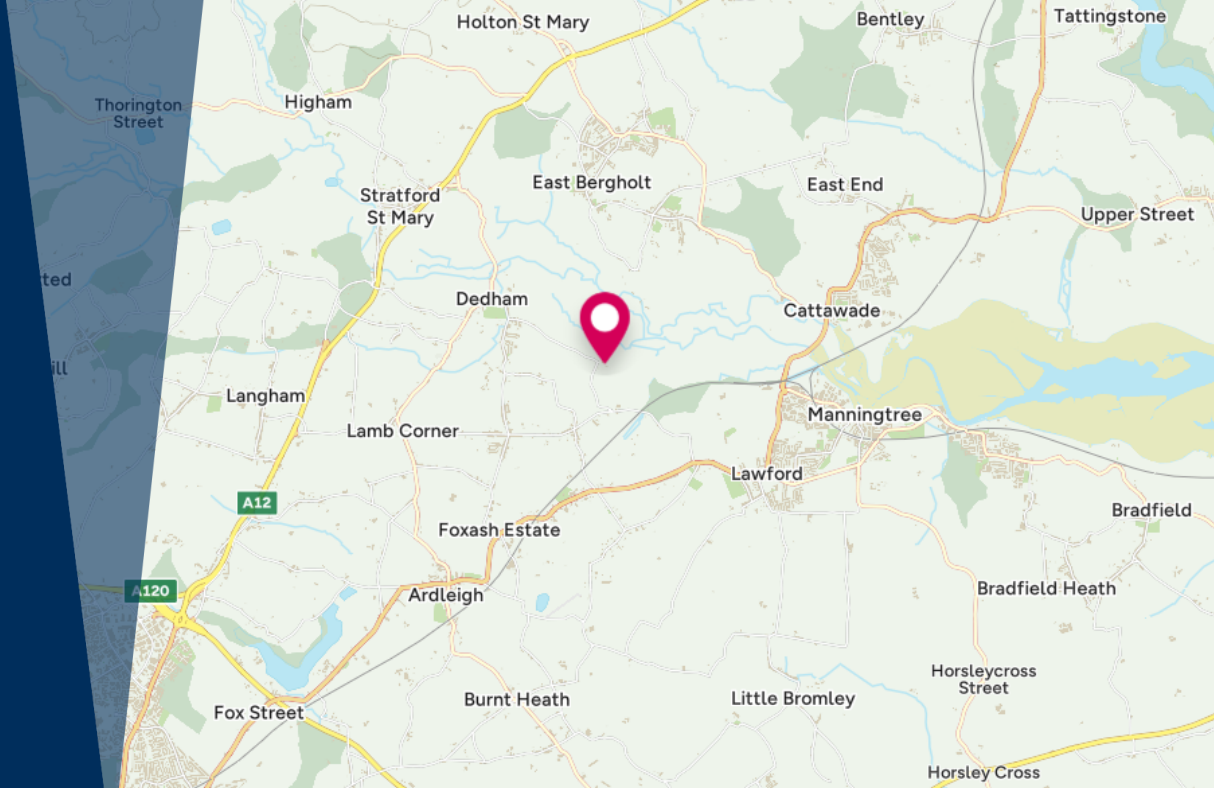
The offices are currently interlinked internally to suit a single occupier. The current tenant has an obligation to remove the door and reinstate/make good if required.

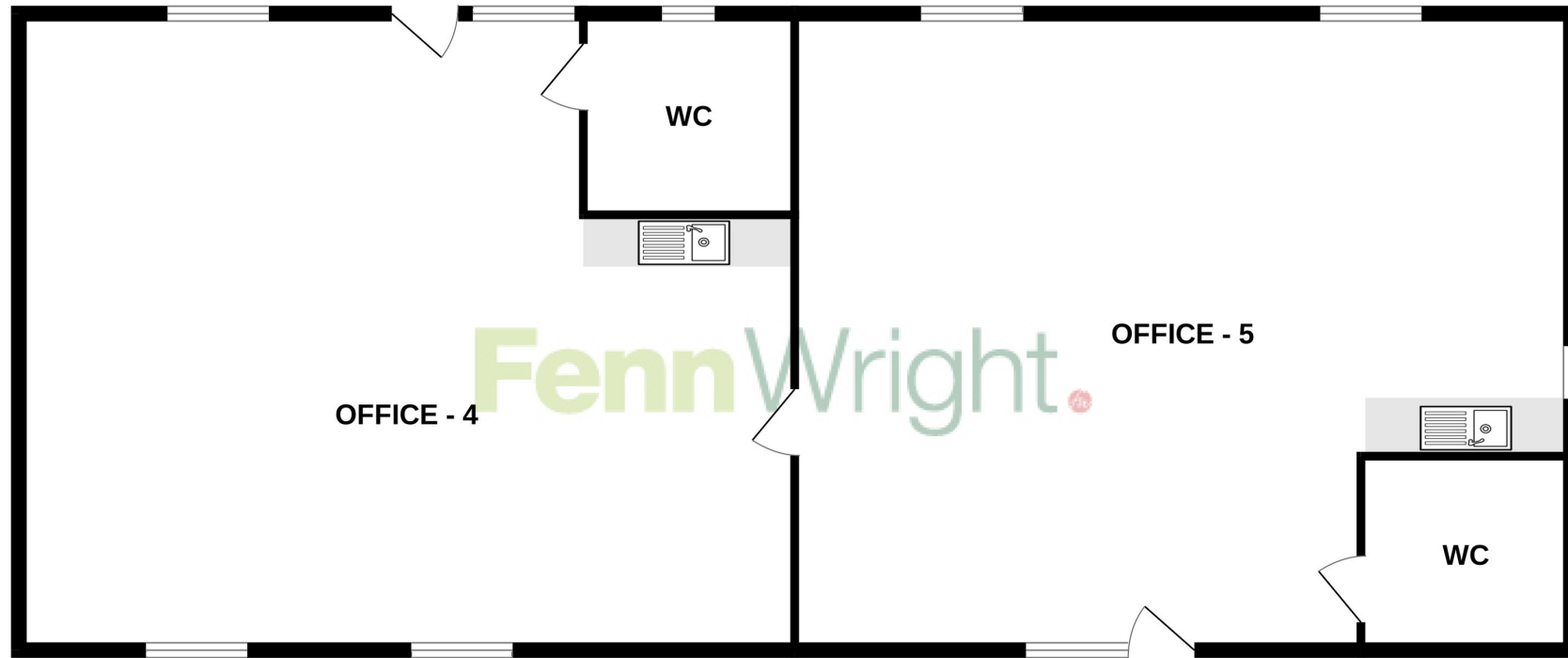
Externally there are eight car parking spaces, four for each office, within a landscaped environment.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Office 4: 674 sq ft [62.6 sq m] approx.
- » Office 5: 674 sq ft [62.6 sq m] approx.
- » Total: 1,348 sq ft [125.2 sq m] approx.





OPPORTUNITY

Both offices are currently let to Hawksmoor Construction Services Ltd (Experian rating 96/100 'very low risk') generating a combined income of £22,000 per annum exclusive (£11,000 pa each). The current five year leases are due to expire in February 2025.

Further information is available upon request.

TERMS

The offices are available For Sale Freehold at £175,000 plus VAT each or combined for £340,000 plus VAT.

SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas, and the septic tank. The approx. costs for

the current year are: Unit 4 £1,252 plus VAT and Unit 5 £1,266 plus VAT.

This cost is recoverable from the tenant, payable in quarterly instalments.

BUSINESS RATES

We have been informed that the combined rateable value is £19,500. We estimate that the rates payable are likely to be in the region of £9,700 per annum.

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

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (53) 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 be responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

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

VIEWINGS STRICTLY BY APPOINTMENT
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Particulars created 08 July 2024

