

Bouchiers Grange Warehouse

Marks Hall Road, Coggeshall, Essex, CO6 1TE



Key Highlights

- Warehouse/Industrial Unit
- Excellent Transport Links
- Electric Roller Shutter Doors
- EPC Rating: D:85
- 12,368 ft² (1,148.97 m²)
- Ample Parking
- Secure Hard Standing Yard

SAVILLS CHELMSFORD
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Location

The property forms part of Bouchiers Grange situated on Marks Hall Road, approximately 250 metres from its junction with Colne Road. Colne Road connects with the A120 approx. ½ mile to the South which provides access to Colchester to the East and Stansted Airport and the M11 to the West.

The Village of Coggeshall is located approximately ¾ of a mile south of the premises and provides a ranges of shops and local amenities.

Description

The property comprises an industrial/warehouse building of steel portal frame construction with a mix of blockwork and metal cladding to the lower elevations with asbestos sheet cladding to the upper elevations and roof. The industrial/warehouse area is split into two areas with a blockwork and corrugated clad wall dividing the two areas, with an inset roller shutter loading door.

The front industrial/warehouse area comprises an open plan area with concrete floor with an eaves height of 2.9m (to the under haunch) with two electric roller shutter doors, measuring 4.49m (W) x 4.72m (H) and 4.55m (W) x 4.72m (H) and with fluorescent strip lighting. The rear industrial/warehouse area comprises a concrete floor, a single electric roller shutter in the rear elevation measuring 6.12m (W) x 4.77m (H) with fluorescent strip lighting and inset translucent panels to the roof, with 2.9m eaves (to the under haunch).

To the side of the property is a single storey lean-to extension which provides a lobby/reception area, an open plan office, kitchenette and a disabled and unisex toilet.

Externally there is a forecourt loading area to the front and rear of the property together with a large enclosed yard area to the right hand side.

Accommodation

On a Gross Internal Area (GIA) the premises provide the following approximate floor areas:

Area	ft ²	m ²
Warehouse	11,829	1,098.93
Offices	539	50.04
Total	12,368	1,148.97

EPC

D:85

Business Rates

From an internet search of the Valuation Office Agency website (www.voa.gov.uk) we understand that the premises have a Rateable Value of £30,500 (1st April 2023 Listing). For the current year April 2023/24 business rates are normally payable at the rate of 51.2 in the £, resulting in rates payable of £15,616.

Service Charge & Building Insurance

The tenant will be responsible for reimbursing the Landlord the costs of maintaining common parts of the estate and the buildings insurance premium.

Terms

The property is available to let on a new full repairing and insuring lease for a term by negotiation at an initial rent of £60,000 pax.

The property is opted for tax and as such VAT will be payable on the rent and all outgoings.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing and further information

Strictly by prior appointment with the Sole Letting Agent Savills

Phil Dennis
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07799 221113



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10th January 2024

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