

FOR SALE

New Light Industrial Class E Units

2,679 sq. ft. (249 m²) & 3,202 sq. ft. (298 m²)

SIXTH AVENUE BUSINESS PARK

Sixth Avenue, Bluebridge Industrial Estate, Halstead, Essex, CO9 2FL



- New development of 13 light industrial units
- Last two units available freehold
- Screwfix & Medlock in occupation
- Steel portal frame construction
- Immediately available
- Established commercial location

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

Bluebridge Industrial Estate is situated to the east of Halstead town centre, off Colchester Road. Sixth Avenue is located on the north edge of the estate. Halstead lies approximately 14 miles, seven miles and eight miles from the towns of Colchester, Braintree and Sudbury respectively.

DESCRIPTION

Sixth Avenue Business Park comprises a development of 13 new light industrial units now completed. Units are of steel portal frame construction, clad to elevations with mono-pitch roofs. The units have been finished to a high standard to include 3-phase power, minimum 6m eaves height, minimum floor loading capacity of 37.5 kNm, electric shutter doors and WC. Unit 4 has first floor/mezzanine area.

ACCOMMODATION

Units available from 2,282 - 3,202 sq. ft. (212 - 297 m²)

Total 2,679 sq. ft. (249 m²)

TENURE

Available upon freehold terms, further details upon application.

PRICE

Please see attached Schedule of Quoting Prices.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We are advised that VAT will be applicable.

BUSINESS RATES

Interested parties are advised to make their own enquiries of Braintree District Council for verification of the rates payable.

SERVICE CHARGE

A service charge will be applicable. Further details on application.

PLANNING

Planning permission (Ref: 20/01474 FUL) was granted in August 2021 for the "Erection of (13 no.) Use Classes E(g) and B8 Commercial Units.

EPC

Unit 2 has an EPC Rating B - 28.
Unit 4 has an EPC Rating A - 24.

LEGAL FEES

Each party to bear their own legal costs incurred.

CONTACT

Strictly by appointment via sole agents:

Tim Collins

Tel: 01245 342042 / 07720 806194

Email: tim.collins@kemsley.com

Chris Cornhill

Tel: 01245 342051 / 07342 038292

Email: chris.cornhill@kemsley.com

Ref: AC2616.08.21/TAC

KEMSLEY
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



KEMSLEY
LLP
 PROPERTY CONSULTANTS

01245 358988
www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.

SCHEDULE OF QUOTING PRICES – APRIL 2024

SIXTH AVENUE BUSINESS PARK, SIXTH AVENUE, BLUEBRIDGE INDUSTRIAL ESTATE, HALSTEAD, ESSEX CO9 2UG

UNIT	TOTAL SIZE	QUOTING PRICE	QUOTING RENT PER ANNUM	AVAILABILITY
1	2,679 sq. ft. (248.88 m ²)	-	-	SOLD TO MEDLOCK
2	2,679 sq. ft. (248.88 m ²)	-	-	UNDER OFFER
3	3,202 sq. ft. (297.46 m ²) *	-	-	SOLD
4	3,202 sq. ft. (297.46 m ²) *	£496,325	N/A	AVAILABLE
5	3,202 sq. ft. (287.46 m ²) *	-	-	SOLD
6	2,666 sq. ft. (247.66 m ²)	-	-	LET
7	3,660 sq. ft. (339.84 m ²)	-	-	LET TO SCREWFIX
8	2,141 sq. ft. (198.94 m ²)	-	-	LET
9	2,152 sq. ft. (199.91 m ²)	-	-	LET
10	2,666 sq. ft. (247.66 m ²)	-	-	LET
11A	5,576 sq. ft. (518.01 m ²)	-	-	UNDER OFFER
11B	2,200 sq. ft. (204.38 m ²)	-	-	UNDER OFFER
12	2,583 sq. ft. (239.96 m ²)	-	-	SOLD
13	3,027 sq. ft. (281.20 m ²)	-	-	UNDER OFFER

Notes:

- Units 4, 11 & 13 marked have First Floor space
- All prices quoted are exclusive of VAT, Service Charge, Buildings Insurance (if applicable), Business Rates and any other Third Party charges/costs

For further information please contact Tim Collins (tim.collins@kemsley.com) 01245 342042 / 07720 806194

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property.
Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.

