

FOR SALE

New Light Industrial/Class E Unit

3,202 sq. ft. (297 m²)

UNIT 4 SIXTH AVENUE BUSINESS PARK

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

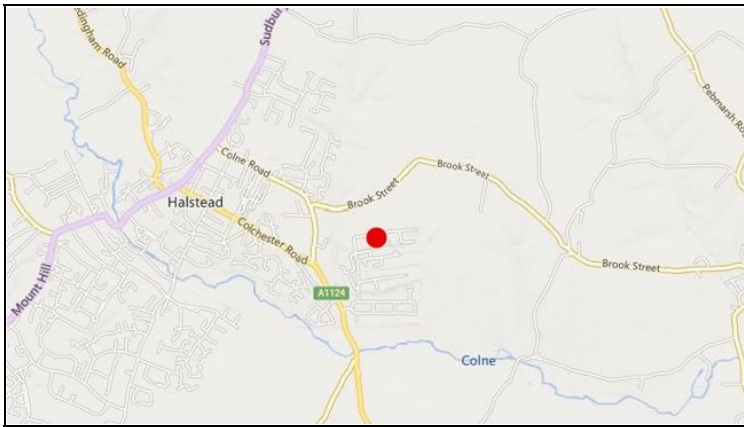


- New development of 13 light industrial units
- Immediately available
- Screwfix & Medlock in occupation

- Steel portal frame construction
- Office, trade counter & WC
- Established commercial location

KEMSLEY LLP
PROPERTY CONSULTANTS

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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 build light industrial units. 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 a first floor office.

ACCOMMODATION

Ground Floor	2,679 sq. ft. (249 m ²)
First Floor	523 sq. ft. (49 m ²)
Total	3,202 sq. ft. (297 m²)

TERMS

Available upon freehold terms, further details upon application.

PRICE

£496,325 exclusive.

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

The property has an EPC Rating A - 24.

LEGAL FEES

Each party to bear their own legal costs incurred.

CONTACT

Strictly by appointment via sole agents:

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