



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



BEACH ROAD, ST OSYTH, CO16 8SB

£700 PCM

We are pleased to offer for rent this LIGHT INDUSTRIAL/OFFICE UNIT situated in a semi-rural position affording superb countryside views in the village of St. Osyth. The Units are offered on Flexible Lease Terms and benefit from secure gated entry and ample parking. The property is located within half a mile of St. Osyth Village Centre and benefits from open field views to rear, This purpose built commercial unit spans ground and first floors with double doors into ground floor workshop and first floor office space.

- Office/Workshop
- 630 Sq Ft
- First Floor Office Space
- Ground Floor Workshop
- Toilet & Kitchenette
- Electric Gate & CCTV
- On-Site Parking

DESCRIPTION

The property comprises a recently constructed two storey terraced building with predominantly weather boarded elevations under a tiled pitch roof. Electric gate with secure inter-com system. Hard standing ground providing ample off road parking to the front and rear of Units.

ENTRANCE

Entrance door to front; Stair flight to First Floor with door into:

GROUND FLOOR AREA

Multiple power points and network sockets. Double access doors to rear. Door to kitchenette. Further door to WC.

FIRST FLOOR

Open plan office space. 2x wall mounted oil filled radiators. Multiple power points & network sockets. Tinted double glazed windows to front & rear.

VIEW

TERMS

Units are available immediately on Flexible Lease Terms for a minimum of 12 months. Rent Paid Monthly. Two months Security Deposit required.

SERVICES

Insurance Premiums are included in the rent. 1000mbps broadband service is available (£25 + VAT per month)
Electricity & Water are metered and billed separately.

BUSINESS RATES

We understand that ingoing tenant(s) would currently qualify for 100% Small Business Rates relief. Any enquiries should be directed to the Local Authority.

RESTRICTIONS

Occupation of the Units is restricted under the terms of the Planning Permission to Monday - Friday 7.30am to 6pm; Saturday 9 am - 5pm. No occupancy on Sundays.

VIEWING

By appointment with Scott Sheen & Partners on 01255 422240.

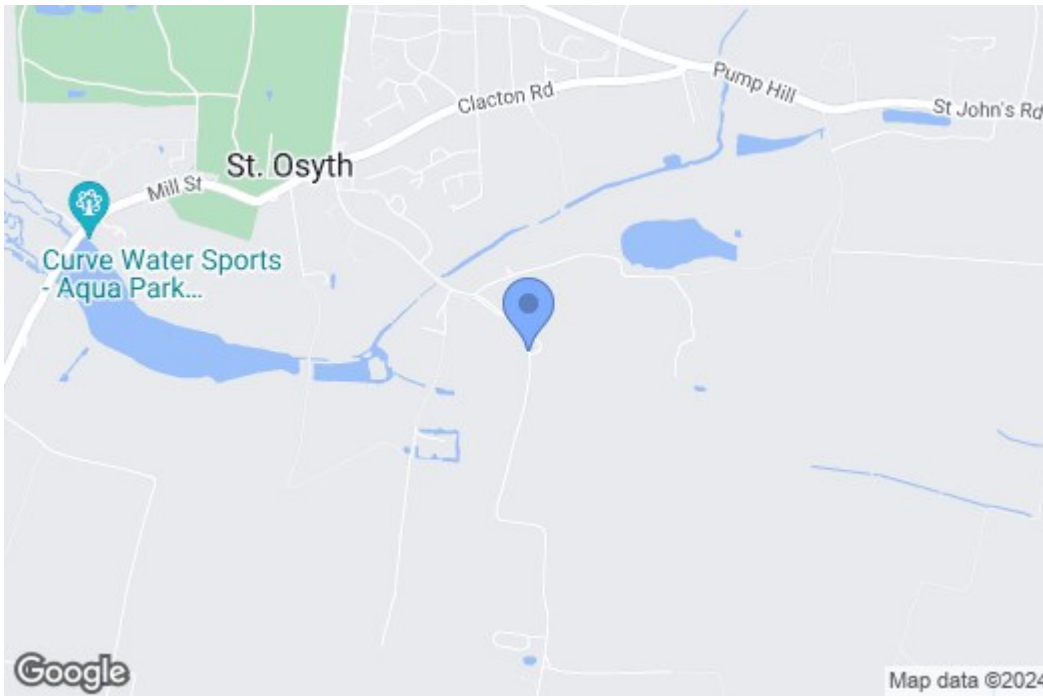
VAT

The property is elected for VAT and so VAT at standard rate will apply to the rent.

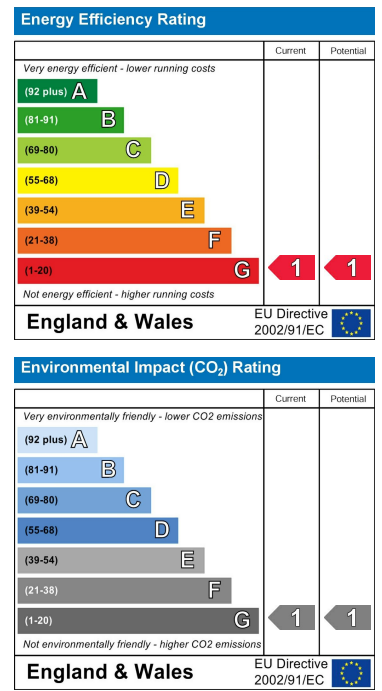
AGENT'S NOTE

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

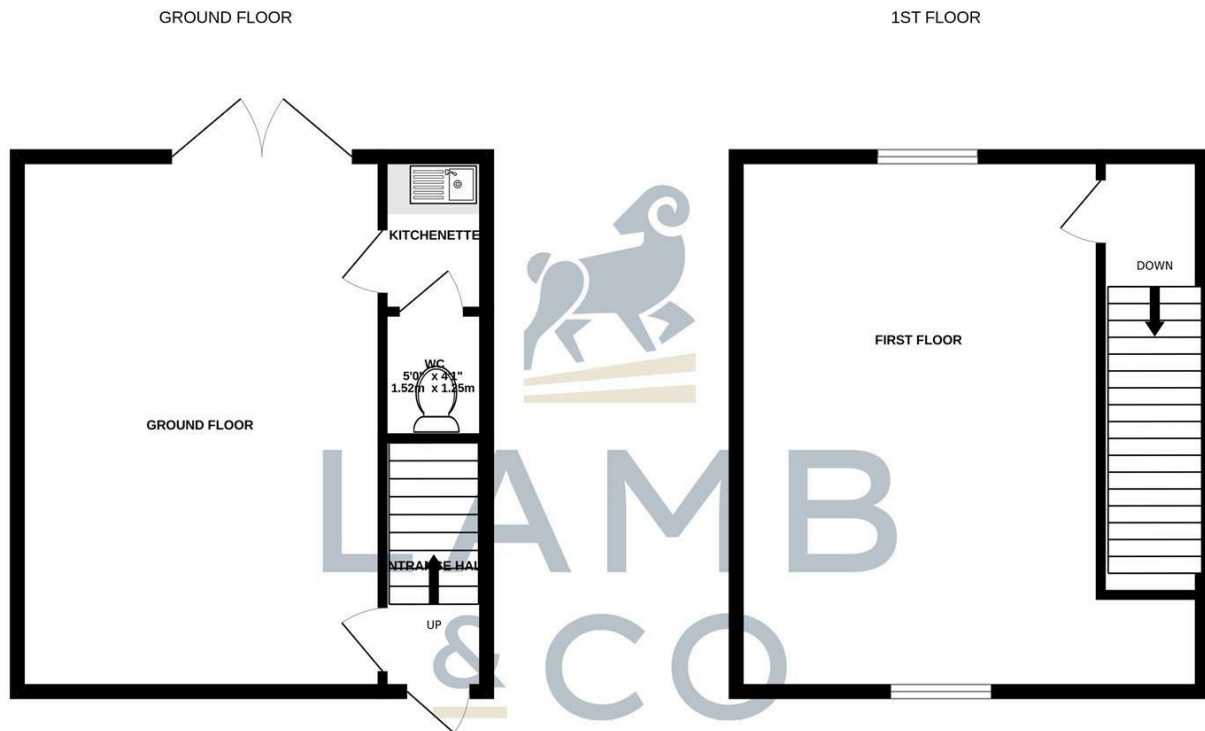
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 630sq.ft. (58.5 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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