

**TO LET**

3,400 sq. ft. Warehouse / Storage Premises

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL



Unit 5  
Harpers Hill Business Centre, Nayland CO6 4NU

**RENT**  
£15,000 pax

## Location

Nayland is situated approximately 9 miles north of Colchester and 6 miles south of Sudbury on the Essex and Suffolk border. From Colchester, proceed along the A134 Colchester/Sudbury road. Continue proceeding past the signpost to Nayland Village on the right-hand side and the premises will be found at the top of the hill on the left-hand side. Harpers Hill Business Centre is located at the bottom of the track, past Bugg Skip Hire.

## Description

The property comprises a former agricultural building, converted to provide B8 storage/warehouse units extending to approximately 3,400 sq. ft. benefitting from a roller shutter access door, parking area, electricity, lighting, concrete floors and double timber access doors. There are communal toilets and access to water on site.

Roller Shutter door height: 3.35m

## Rateable Value

The unit has previously been let to two individual tenants, meaning that the rateable value is split into two, at £8,000 per property. We advise interested parties to make direct enquiries with Babergh District Council Rates Department on 01473 825798.

## Terms

Available to let by way of a new Full Repairing and Insuring Lease, for a term to be agreed, at a passing rent of £15,000.00 per annum exclusive. The letting is subject to a £300 plus VAT Law Society Lease administration fee.

## Service Charge

A service charge is levied at 10% of the headline rent to include but is not exclusive to WC facilities on site and site maintenance.

## Viewing

Strictly by prior appointment with the sole Agents **Nicholas Percival** Chartered Surveyors.

Tel: 01206 563222

E-mail: [info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk)

Ref: C.3966

*All prices and rentals quoted are exclusive of VAT (if applicable)*

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Note: Photos taken 2022