

TO LET
TRADE COUNTER /
WAREHOUSE UNIT
£52,000pax



19A/B WESTSIDE CENTRE
LONDON ROAD, STANWAY CO3 8PH

NP NICHOLAS
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TRADE COUNTER UNIT WITH YARD / PARKING

FORMER EURO CAR PARTS LOCATED ON THE WESTSIDE CENTRE.

- Circa. 4,500 sq. ft. plus mezzanines (to remain or to be removed).
- Front and rear yards for parking / loading.
- Available to let for a term to be agreed at £52,000 per annum, plus VAT.

LOCATION & SITUATION

The property is located approximately one mile south of the A12 / A1134 junction at Eight Ash Green enjoying excellent accessibility to the major road networks. The Westside Centre comprises a development of light industrial / trade counter units, office buildings and showrooms. Other occupiers include Mercedes-Benz, Brewers Decorator Centres, City Electrical Factors Ltd, Walstead UK Protyre Colchester, Polar Bearings and Hairways Hair & Beauty.

DESCRIPTION

The property comprises a modern trade counter unit, constructed of steel portal frame with brick and block walling beneath insulated metal sheet roof. Access is via two large electric roller shutter door. Internally, the property has a large mezzanine floor, this can remain or be removed.

ACCOMMODATION

Ground Floor	421.2m ² (4,534 sq. ft.)
Mezzanine	420.5m ² (4,526 sq. ft.)

ENERGY RATING TBC

RATEABLE VALUE

£32,000 (2017 List)
£46,500 (2023 List) Effective April 2023.

TERMS (Rent & Service Charge)

The premises are available to let on a new Full Repairing and Insuring Lease, at a rent of £52,500 per annum exclusive, plus VAT. A service charge (10% of the rent plus VAT) is applicable to cover the maintenance of common parts, landscaping etc. on the estate.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.