

TO LET
£95,000PAX

**1.868 ACRE SECURE,
SURFACED
YARD**



LAND AT ELM LANE, A120
MARKS TEY, COLCHESTER CO6 1HU

NP NICHOLAS
PERCIVAL
COMMERCIAL

1.868 ACRE SURFACED YARD WITH SECURE PERIMETER FENCING

STRATEGICALLY LOCATED OFF THE A120 WITH GOOD ACCESS TO THE NATIONAL MOTORWAY NETWORK

- Electricity and water connected.
- Workshop building and stores.
- Available to let by way of a new lease at £95,000pa.

LOCATION & SITUATION

The site is located in the village of Marks Tey, approximately 7 miles west of Colchester City Centre and 1 mile west of the A12 at Junction 25.

The site is within 200 yards of the A120 accessed via Elm Lane. The A120 provides excellent access to the A12 at Colchester (eastbound) and the M11 / Stansted Airport near Bishop Stortford (westbound).

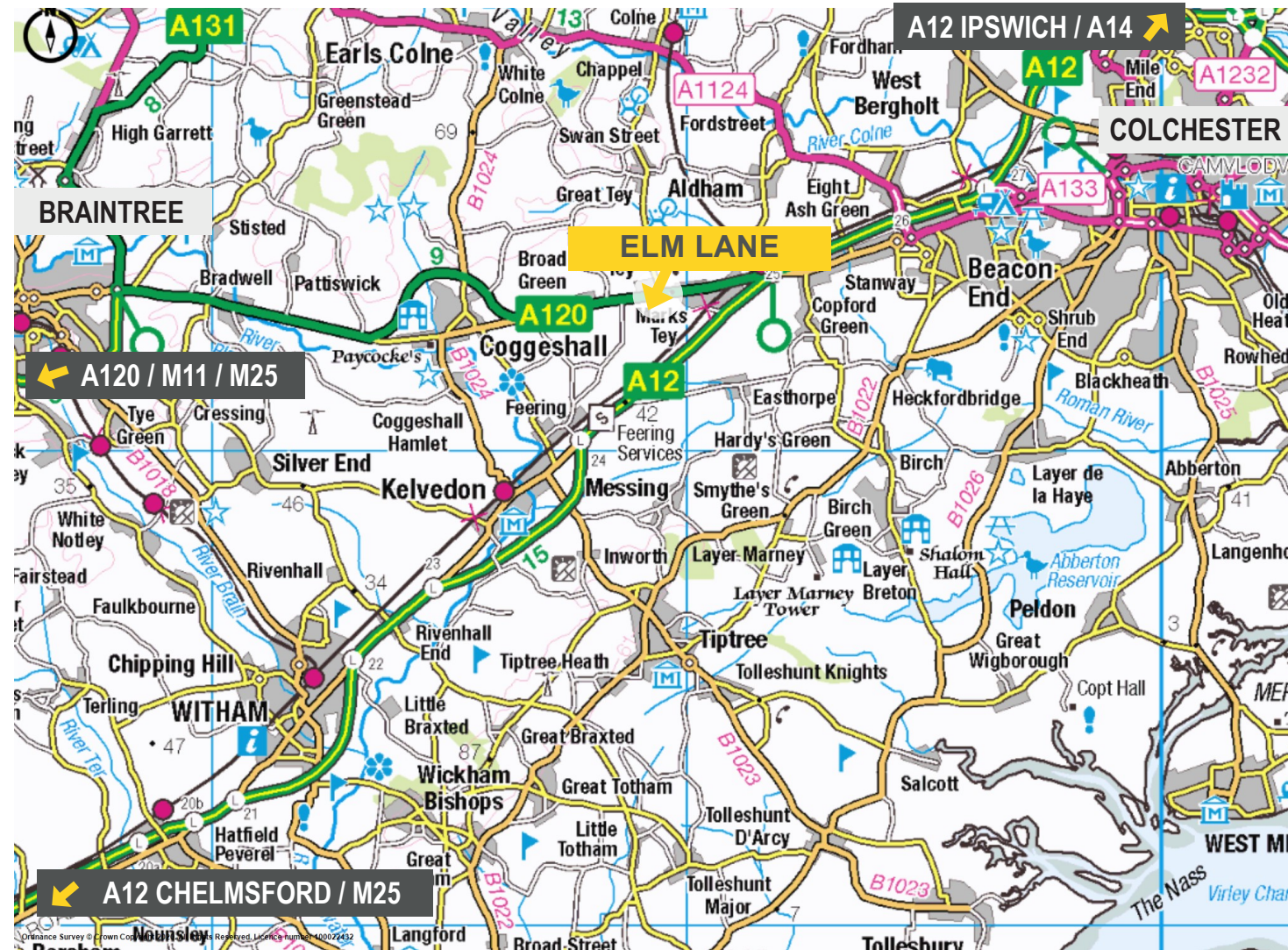
Harwich International Port and Felixstowe Port are both easily accessible via the A12/A120 eastbound and the A12/A14 respectively.

London Stansted Airport / M11 - 25 miles

Harwich International Port - 27 miles

Felixstowe Port - 35 miles

M25 Junction 28 - 32 miles



DESCRIPTION

The site is roughly rectangular in shape extending to 1.868 acres to the base of the bund.

The yard is level and laid to hardstanding with perimeter fencing and gated entrance. Access to the site is via right of way over adjoining private accessway from Elm Lane.

The site also benefits from a workshop of approximately 118.54m² (1,276 sq. ft.) and further stores of 52.03m² (560 sq. ft.).

SERVICES

We are advised that the property benefits from mains water and separate electricity supplies.

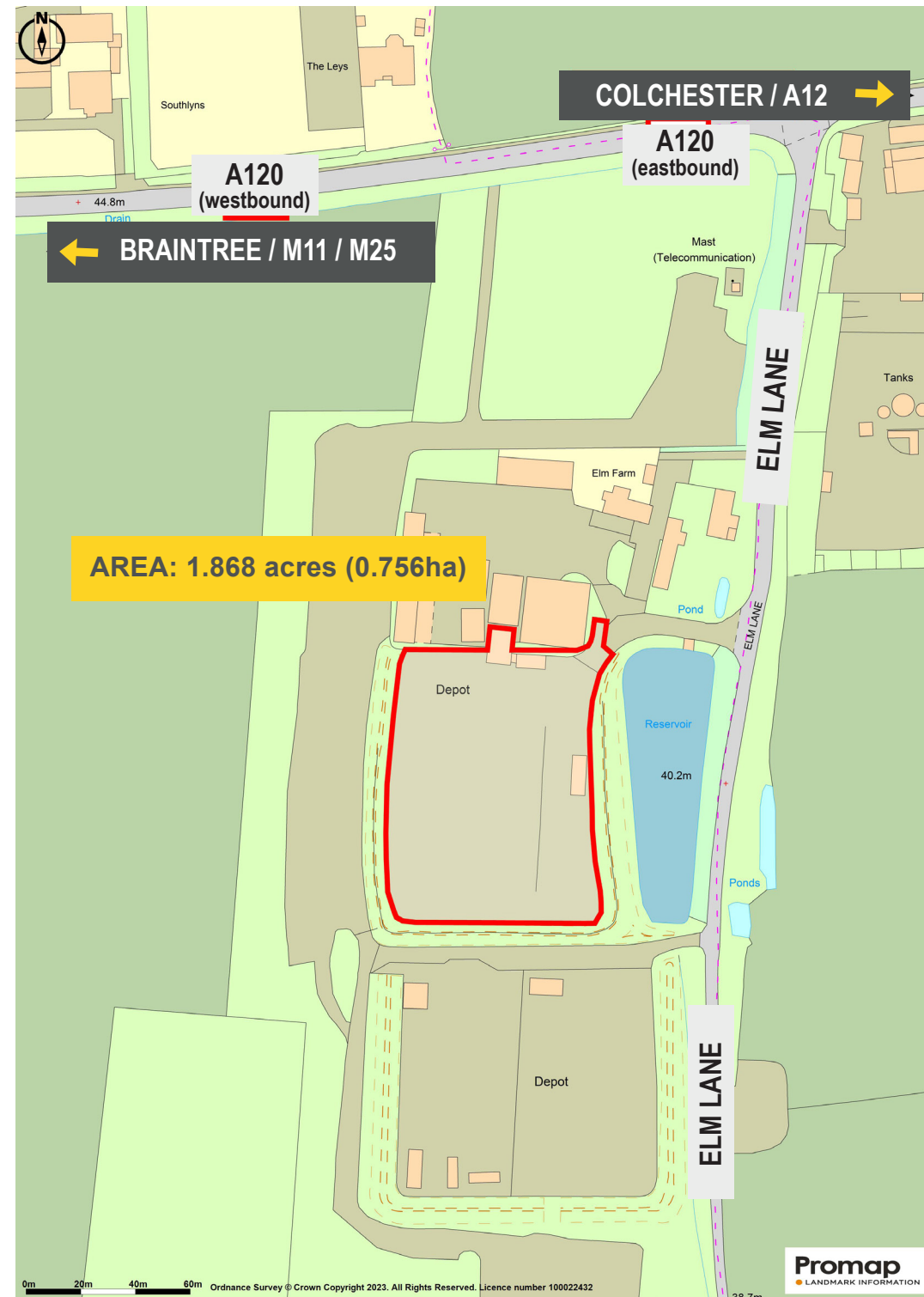
ACCOMMODATION

Workshop 118.54m² (1,276 sq. ft.)

Stores 52.03m² (560 sq. ft.)

TOWN PLANNING

The premises occupied by Ringway have the benefit of planning permission ref COL/97/1159 for the use of the existing lorry park and include a maintenance depot for gritting purposes, there are no restrictions on hours of operation.



RATEABLE VALUE | BUSINESS RATES

The property appears in the 1st April 2023 rating list as follows:

Ringway Highway Services at Elm Farm | Car Park | £67,000

Interested parties are advised to make their own enquiries with Colchester City Council rates department

TERMS

The property is available to let by way of a new FRI lease on terms to be agreed.

RENT

£95,000 per annum exclusive, plus VAT.

VAT

The property is elected for VAT.

LEGAL COSTS

Each party will bear their own legal costs in relation to any transaction.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Nicholas Percival to formally verify prospective tenant's identity and residence prior to instructing solicitors.



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.