

**TO LET**  
**£185,000**  
**PAX**

**SECURE 2.42 ACRE YARD  
WITH WORKSHOP /  
OFFICE EXTENDING TO  
APPROX. 14,864 SQ.FT.**



Boundary Line for Illustration Purposes Only

**CADMAN YARD AT MOSS ROAD**  
**STANWAY, CO3 0LF**

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL



# YARD AND WORKSHOP LOCATED IN POPULAR INDUSTRIAL LOCATION

SITE EXTENDS TO APPROX. 2.42 ACRES

- The Site is accessed via Moss Road a Mixed Residential and Commercial area.
- Neighbouring occupiers include All Trans Autos, Wolseley Plumb & Parts, P&M Electrical Wholesale and Jungle Adventure.

## LOCATION & SITUATION

Stanway, Colchester is served by the A12 trunk road which provides a dual carriageway link to the A120, M11, M25 and A14 road networks and also benefits from being on the mainline between the Capital and Norwich with journey times of approximately 60 minutes to London Liverpool Street station.

Moss Road, Stanway is located approximately 2 miles south-west of the town of Colchester and 1.5 miles east of Tollgate Retail Park and the A12.

Peartree Road, off which Moss Road is located, is a busy retail, trade counter and commercial area with occupiers including the Co-Operative Supermarket and Fuel Filling Station, Halfords, Greggs, Topps Tiles, Anytime Fitness, Jungle Adventure and St. Helena Hospice, Wolseley alongside independent businesses including Davenport's Kitchen Furniture Shop and Hatfield's Furniture & Interiors. The property is situated at the far end of Moss Road on the right-hand side with entrance gates opposite Wolseley Plumb & Parts.





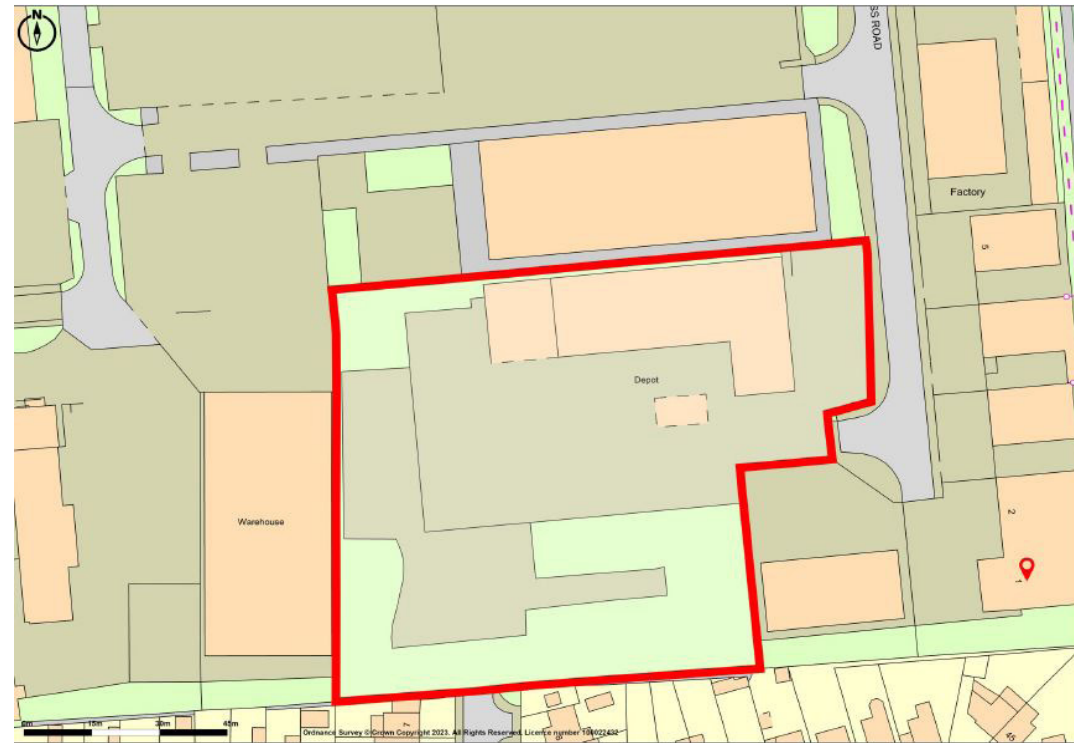
## DESCRIPTION

The site is approximately 2.42 acres comprising a large, detached workshop/warehouse including canopy storage (12,136 sq. ft.) with ancillary office (2,728 sq. ft.), concrete yard covering an area of circa. 1 acres and the remainder hard standing with some tarmac. Adjacent to the Workshop is a wash down pit which we assume is in a serviceable condition (not tested).

The workshop/warehouse and offices comprise a detached L-shape building of steel portal frame construction and brickwork walls under a pitched insulated asbestos sheet roof with a mixture of double-glazed uPVC windows. Internally the workshop/warehouse and canopy have concrete floors, incorporating two vehicle inspection pits and an apex height of 7.8m and an under eaves height of 5.46m. There are two gas fired blowers for heating in the warehouse which we assume are in working order. There is a gas fired central heating system with radiators installed throughout the offices however we are advised that it is no longer working, and the offices rely on wall mounted air conditioning heating and cooling systems on the ground floor with no alternative provided at the first floor.

## ACCOMMODATION

Workshop/Warehouse	866.03m <sup>2</sup>	9,322 sq. ft.
Canopy/Store	261.39m <sup>2</sup>	2,814 sq. ft.
GF Offices	55.55m <sup>2</sup>	598 sq. ft.
FF Offices	55.55m <sup>2</sup>	598 sq. ft.
GF Offices	142.38m <sup>2</sup>	1,532 sq. ft.
<b>TOTAL GIA</b>	<b>1,380.90m<sup>2</sup></b>	<b>14,864 sq. ft.</b>





## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C. A copy of the certificate is available on the GOV.UK Non-Domestic Energy Performance Certificate Register.

## RATEABLE VALUE | BUSINESS RATES

The property has a rateable value of £104,000.

Interested parties are advised to make their own enquiries with the Colchester City Council Rates Department.

## TERMS

The property is available to let by way of a new effective, full repairing and insuring lease for a term of years to be agreed at a passing rent of £185,000 per annum exclusive plus VAT.

## VAT

The property is not elected for VAT.

## LEGAL FEES

Each party is to be responsible for their own legal fees in relation to any transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

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



## VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors. FAO Tom Noble MRICS

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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.