



TO LET
£44,000 - £112,000
PAX
TWO REFURBISHED
WAREHOUSE PREMISES
WITH SECURE
YARD SPACE

UNIT 21 & WELLINGTON BUILDING
EARLS COLNE BUSINESS PARK, ESSEX, CO6 2NS

NP NICHOLAS
PERCIVAL
COMMERCIAL

TWO REFURBISHED WAREHOUSE BUILDINGS ON WELL ESTABLISHED BUSINESS PARK

- Available TO LET Individually or As a whole.
- Full Refurbishment is Currently Underway
- Secure and Well Maintained Business Park
- Available from August 2024

LOCATION & SITUATION

Earls Colne Business Park is located just 2.5 miles north of the A120 Stanstead to Harwich trunk road and 5 miles north of the A12. Harwich is 30 miles from the site and is home to one of the largest international ports in the UK. Chelmsford City is 15 miles to the south whilst Braintree is only 6 miles. Earls Colne is a rural village located just 8 miles from The City of Colchester.

The property is situated on the West Side of the business park with neighbouring occupiers including Water Direct Ltd, David Watson Transport and NC Cammack & Sons (Haulage).

The Earls Colne Business Park benefits from being a fully landscaped environment with CCTV monitoring and onsite security. The businesses on site have the advantage of having access to The Essex Golf & Country club, a hotel with leisure facilities including a gym, tennis court, driving range and swimming pool and spa.



DESCRIPTION

Unit 21 - Available from August 2024

- Circa 5,500sqft.
- 0.3 acres of external yard space.
- Newly refurbished.
- Fenced and gated.
- High speed internet provision, up to 1GB/s download speeds available.
- Close to A120 and A12.
- Located on landscaped business park, which includes various on-site facilities.
- 24/7 on-site security

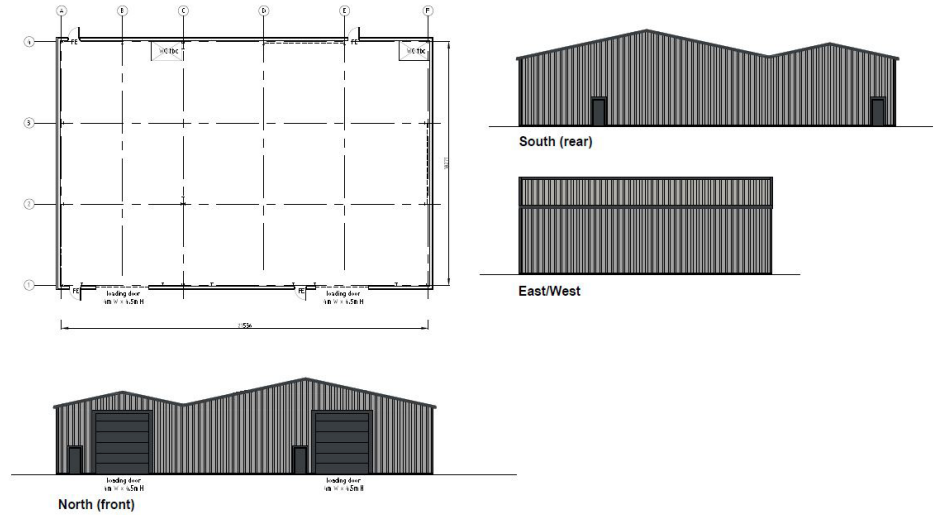
Wellington Building - Available from August 2024

- Circa 14,000sqft warehouse space.
- 0.5 acres of external yard space.
- Newly refurbished.
- Includes 670sqft of office space.
- Warehouse canteen.
- Fenced and gated.
- High speed internet provision, up to 1GB/s download speeds available.
- Close to A120 and A12.
- Located on landscaped business park, which includes various on-site facilities.
- 24/7 on-site security

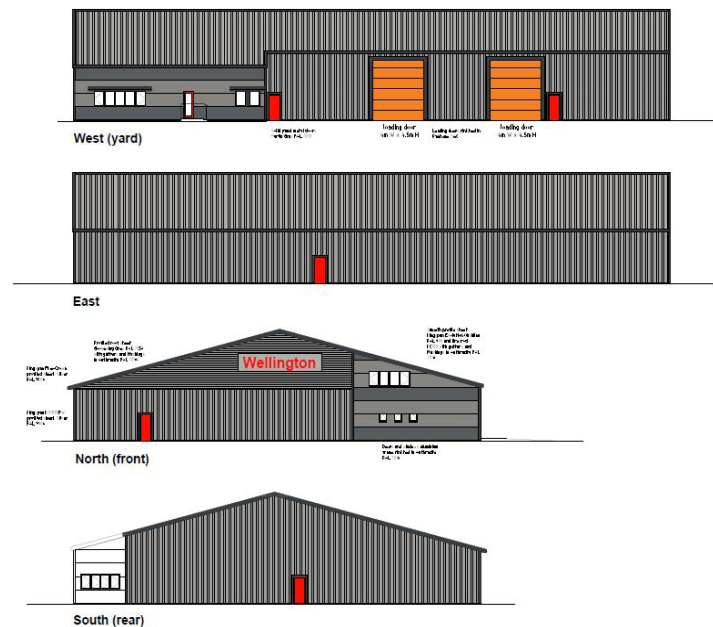
ACCOMMODATION

| | | |
|---------------------|----------|----------------|
| Unit 21 | 511m2 | 5,500 sq. ft. |
| Wellington Building | 1,300 m2 | 14,000 sq. ft. |

Unit 21



Wellington House



SERVICE CHARGE

A service charge is applicable to cover: buildings insurance, 24/7 on-site security, water and sewage charges, landscaping and maintenance of the common external areas and estate roads.

The approximate cost for the current year:

| | |
|-----------------------|---------------------------|
| Unit 21 - | £4,000 plus VAT per annum |
| Wellington Building - | £9,000 plus VAT per annum |

ENERGY PERFORMANCE CERTIFICATE

Full copies of the EPC assessments and recommendation reports will be made available upon completion of the refurbishment works.

RATEABLE VALUE | BUSINESS RATES

The properties are yet to be assessed individually.

TERMS

The units are available to let by way of a new effective, full repairing and insuring lease for a term of years to be agreed.

| | |
|-----------------------|-----------------------------|
| Unit 21 - | £44,000 plus VAT per annum |
| Wellington Building - | £112,000 plus VAT per annum |

VAT

The property is elected for VAT therefore VAT is applicable to the rent.

LEGAL FEES

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



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.