

TO LET
£16,500 PAX

**WAREHOUSE /
LIGHT INDUSTRIAL &
OFFICE
ACCOMMODATION
2,264 SQ. FT.
WITH PARKING**

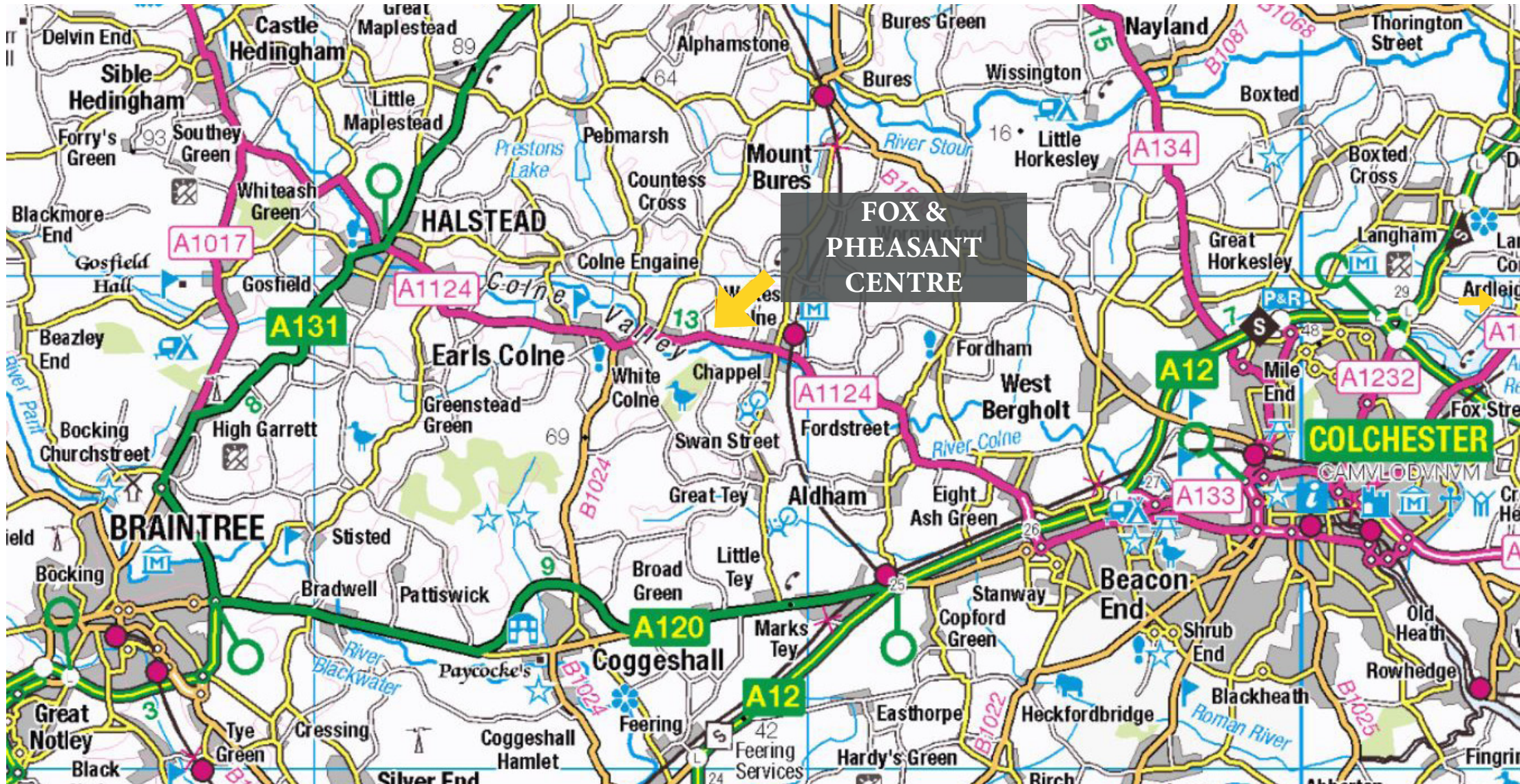


THE BARN, FOX & PHEASANT CENTRE
COLCHESTER ROAD, WHITE COLNE, ESSEX, CO6 2PS

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LOCATION & SITUATION

The property is located within the village of White Colne, situated along the busy A1124 Colchester Road. White Colne is a small village situated North West of Colchester within the County of Essex, 9.5 miles from Colchester Town, 10.5 miles South of Sudbury and 11.2 miles North East of Braintree. Access to both the A12 and A120 are within 5 miles.



DESCRIPTION

The property comprises ground floor warehouse/workshop accommodation extending to approximately 1,162 sq. ft. constructed of steel frame with block rear elevations and timber side elevations. Benefiting from two roller shutters doors, three phase electricity and alarm system. The warehouse / workshop floor is sloping in part.

Roller shutter doors: 3.2m H x 3m W.

Adjoining the warehouse is a two-story barn comprising storage on ground floor accessed via timber double doors, measuring 2m high x 1.7m wide, with office accommodation on first floor benefitting from countryside views, from insulated walls, ground floor WC facility and heating / AC units.

ACCOMMODATION

Workshop/Storage Area	1,162 sq. ft.
Ground Floor Storage	574 sq. ft.
First Floor Offices	528 sq. ft.
Total:	2,264 sq. ft.

RATEABLE VALUE | BUSINESS RATES

Interested parties to make direct enquiries with Braintree District Council rates department on 01376 557 755.

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 £16,500 per annum exclusive.

LEGAL FEES

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

ANTI MONEY LAUNDERING

Please note, Nicholas Percival Ltd are required to formally verify the identity and residence of prospective Tenants prior to completing any letting.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors. FAO Billy Coe & Max Copeland

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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.