

Industrial / Business Unit approx. 3,360 sq ft (312m²)

**Oakwood Business Park North, Fowler Road,
Clacton-on-Sea, Essex, CO15 4AA**



TO LET AT £21,000 PER ANNUM

- New Build Unit
- 6m Eaves Height
- Easy A12/A120 Access
- All Mains Services
- 7.5m Pitch Height
- Established Location

LOCATION

The unit is situated on the popular Oakwood Business Park, directly adjacent to the Clacton Common Factory Shopping Village on the northern outskirts of Clacton-on-Sea. Easy access is available to the Town Centre, and to the major motorway networks via the Clacton bypass linking into the A120 (Harwich and Stansted Airport) and the A12 linking to the South and the A14 (Felixstowe and the Midlands).

DESCRIPTION

An industrial unit benefitting from all mains services, electrically operated loading door approx. 4m high, personnel door, reception office and W/C facilities. The unit is built of steel portal frame construction with an approx. eaves height of 6m and pitch height of approx. 7.5m. Externally there is a forecourt area for loading / unloading and allocated car parking spaces.

ACCOMMODATION

(approx. gross internal measurements)

Unit	Sq Ft	M ²	Rent (pa)
803	3,360	312	£21,000

TERMS

The unit is available to let on new flexible lease at a rent of £21,000 per annum, lease length and terms to be agreed.

SERVICE CHARGE

A service charge is applicable to cover; maintenance the communal areas, lighting, security, car park and landscaping. Approximate cost to be confirmed.

BUSINESS RATES

We are informed that the rateable value is £21,500. We estimate that the rates payable are likely to be in the region of £11,300 per annum. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

PLANNING

We have been advised that the unit benefits from B1c (light industrial), B2 (general industrial) & B8 (storage & distribution) planning consents.

Interested parties are advised to make their own enquiries direct with Tendring District Council's planning department.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

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

VIEWING

Strictly by appointment via sole agents:

Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk



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