

NEWMAN

COMMERCIAL PROPERTY CONSULTANTS

Part of the Fenn Wright group

B24 Moorside Business Park, Eastgates, Colchester, Essex, CO1 2ZF



Light Industrial / Business Unit On A Well Established Business Park

- Central Town Location
- Electric Loading Door
- Mezzanine Floor
- Tea Point & W/C's
- On Site Car Parking

1,330 sq. ft
(123.6 m²)

**TO LET AT
£9,500 PA**

LOCATION

The unit premises is situated within Moorside, a mixed commercial and leisure area benefitting from good communications to the town centre and inner ring road system which leads to the A12/A120. Close by is the main line railway station (London Liverpool Street approx. 55 mins).

DESCRIPTION

The unit is of steel portal frame construction under a pitched and insulated roof incorporating translucent roof lights, with part brick and part insulated clad elevations. The unit is accessed via a covered loading bay and benefits from an electric roller shutter loading door (approx. 2.85m wide by 3.3m high) and a personnel door, an accessible W/C, mezzanine floor, tea point, two store rooms / offices (located underneath the mezzanine floor), LED lighting, three-phase power, water and gas supply. Two allocated car parking spaces are provided within the onsite car park along with additional visitor spaces.

ACCOMMODATION

(Approximate gross internal measurements)

		Sq. Ft	m ²
Warehouse	Approx.	1,000 sq ft	92.9 m ²
Mezzanine	Approx.	330 sq ft	30.7 m ²
Total	Approx.	1,330 sq ft	123.6 m²

TERMS

The premises are available to let on a new flexible full repairing lease, length (minimum unbroken term of three years) and terms to be agreed, at a rent of £9,500 per annum plus VAT. Rent is payable quarterly in advance.

DEPOSIT

A deposit of £1,500 plus the sum equivalent to VAT i.e. £1,800.00) is payable upon lease completion.

SERVICE CHARGE

A service charge is applicable to cover; maintenance the communal areas, lighting, security, car park and landscaping. Approx. cost 2019/20 £1,000.00 plus VAT and payable quarterly in advance.

BUILDINGS INSURANCE

The buildings insurance will be paid by the landlord with the cost to be recovered from the tenant. Approx. cost for 2019/20 £280.00 plus VAT. This is payable annually in advance.

BUSINESS RATES

We are informed that the rateable value is £6,300. For rateable values below £12,000 100% rate relief may be available, subject to eligibility. We recommend all parties make their own direct enquiries with the local rating authority. However, we estimate that in this instance the rates payable are likely to be in the region of £3,025 per annum.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises falls within class D (98) of the energy performance assessment scale.

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

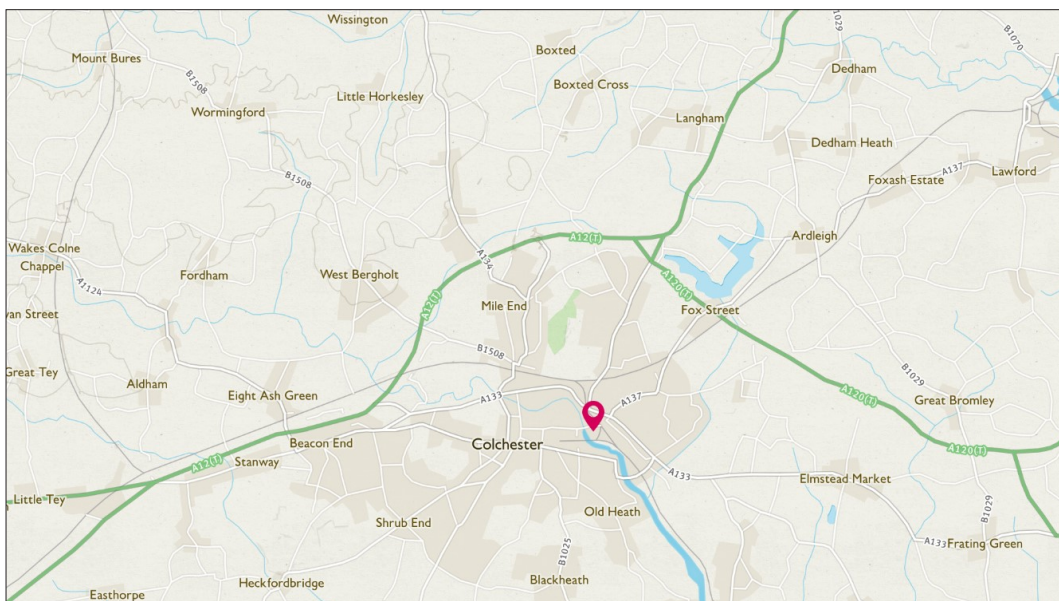
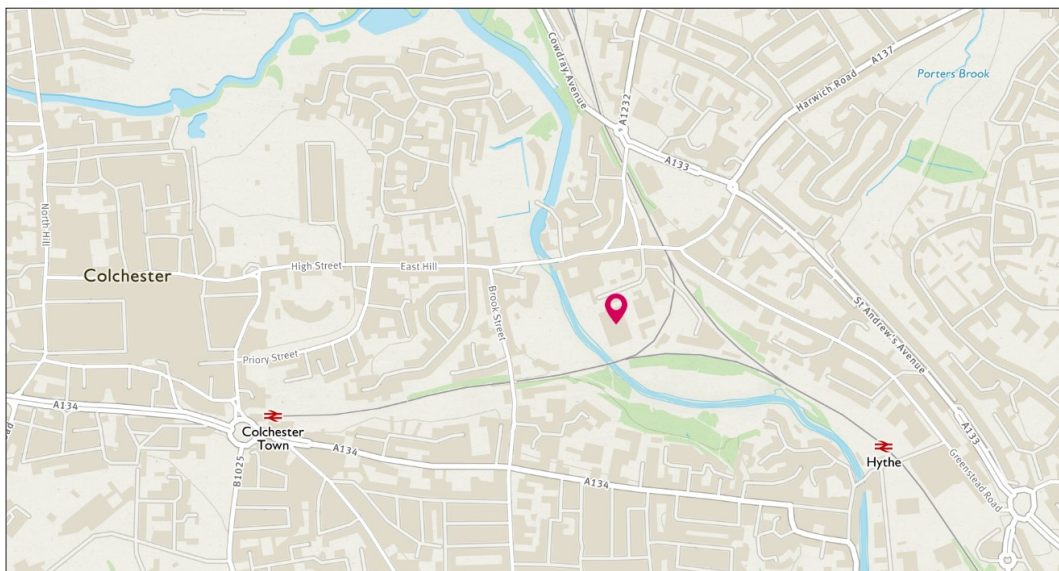
Strictly by appointment via sole agents:

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For further information

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Newman Commercial / Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Newman Commercial / Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Newman Commercial / Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Newman Commercial / Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.



Details updated; 06.02.19



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