

Light Industrial / Business Unit Approx. 2,475 sq. ft (230 m²)

**13 Baker Close, Oakwood Business Park,
Clacton-On-Sea, Essex CO15 4TL**



TO LET AT £16,750 PER ANNUM

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| • Loading Door | • | • Reception Office | • |
| • Gated Side Yard | • | • Tea Point & W/C's | • |
| • Car Parking | • | • Prominent 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

A detached building with a steel portal frame and pitched and insulated roof with part brick and part insulated clad elevations.

On the side elevation there is an up and over loading door (approx. 3.1m wide by 3.1m high) which leads to the warehouse area. The warehouse features power and lighting with high level windows for natural light.

A personnel door leads to a reception area with a tea point and two W/Cs along with double-glazed windows with security shutters.

Externally there is car parking to the front and a gated yard area to the side.

Note: the unit is currently undergoing light refurbishment.

ACCOMMODATION

(approximate gross internal figures)

Total	Approx.	2,475 sq ft	230 m ²
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TERMS

The premises are available to let on a new flexible lease, length and terms to be agreed, at a rent of £16,750 per annum. The figures quoted are exclusive of rates and VAT.

SERVICE CHARGE

There is to be a service charge provision within the lease however one it yet to be levied.

BUSINESS RATES

We are informed that the rateable value is £14,250. We estimate that the rates payable are likely to be in the region of £6,850 per annum. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises fall within Class D (85) 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.

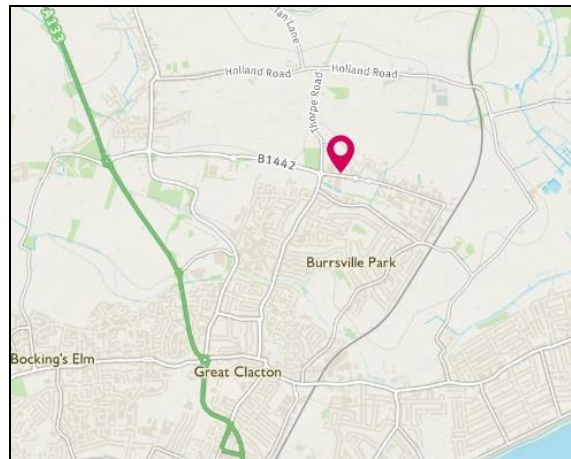
VIEWING

Strictly by appointment via sole letting agents:

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