

**NEWMAN**

COMMERCIAL PROPERTY CONSULTANTS

Part of the Fenn Wright group

Units F & G Gun Hill Trading Estate, Ipswich Road, Dedham, CO7 6HR



## Light Industrial / Business Unit with Offices & Excellent A12 Access

- Loading Door
- Situated on a Fenced & Gated Site
- Three Phase Power Supply
- Located Adjacent to the A12
- On Site Car Parking

1,825 sq. ft  
(169.5 m<sup>2</sup>)

**TO LET AT  
£15,500 PA**

## LOCATION

Gun Hill Trading Estate very well located on the outskirts of Dedham, approximately 4 miles from Colchester and 8 miles from Ipswich.

The site is directly adjacent to the A12, between junctions 29 & 30, which provides fast links to the East Coast ports of Harwich and Felixstowe, Stansted Airport, the A14 and M25.

## DESCRIPTION

Units F & G feature a pitched and insulated roof and benefit from a large roller shutter loading door providing access to the warehouse area which has; approx. 2.8m eaves and 4m pitch, florescent lighting and three phase electrical supply. A separate personnel door provides access to a carpeted office area with; suspended ceiling, recessed florescent lighting, electrical sockets, electric convactor heaters, fire alarm, double glazed windows with window blinds, tea point facility to the rear on site W/C facilities.

Externally there is parking for four/ five cars and loading / unloading space outside the unit.

Further yard / storage / container space is available on site subject to negotiations and availability.

## ACCOMMODATION

(Approximate gross internal measurements)

Workshop Area	Approx.	945 sq ft	87.7 m <sup>2</sup>
Office Area	Approx.	880 sq ft	81.7 m <sup>2</sup>
<b>Total</b>	<b>Approx.</b>	<b>1,825 sq ft</b>	<b>169.4 m<sup>2</sup></b>

## TERMS

The premises is available to let on a new full repairing lease, length and terms to be agreed, at a rent of £15,500 per annum plus VAT.

The figures quoted are exclusive of rates and VAT.

## SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, and car parking areas. Cost for 2018/19 - £1,550.00.

## BUSINESS RATES

We are informed that the rateable value is £10,000. 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 £4,800 per annum.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises falls within class D (91) 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.

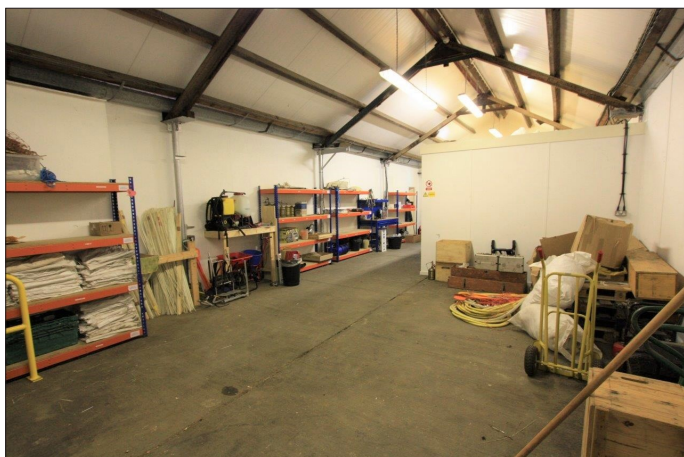
## VIEWING

Strictly by appointment via sole agents:

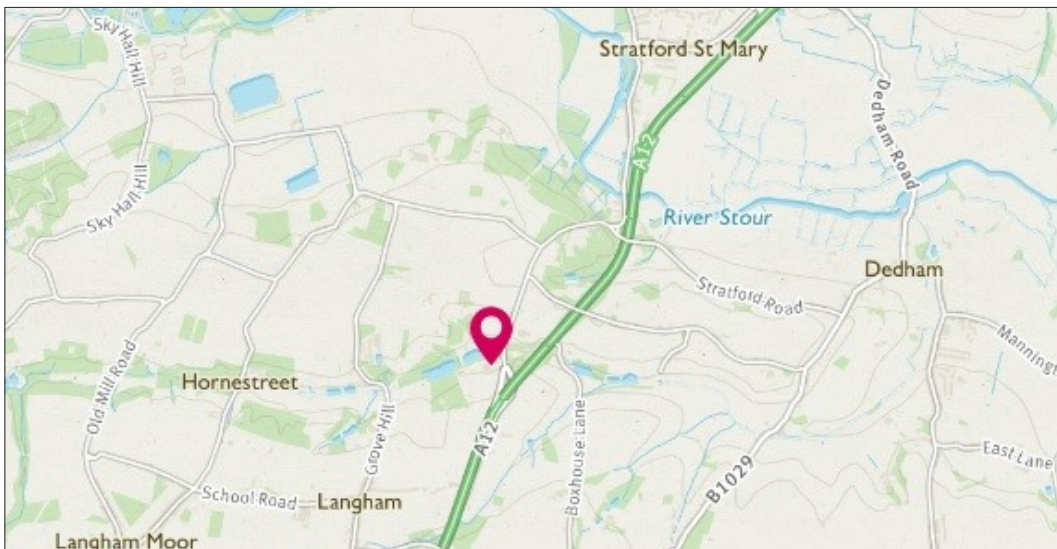
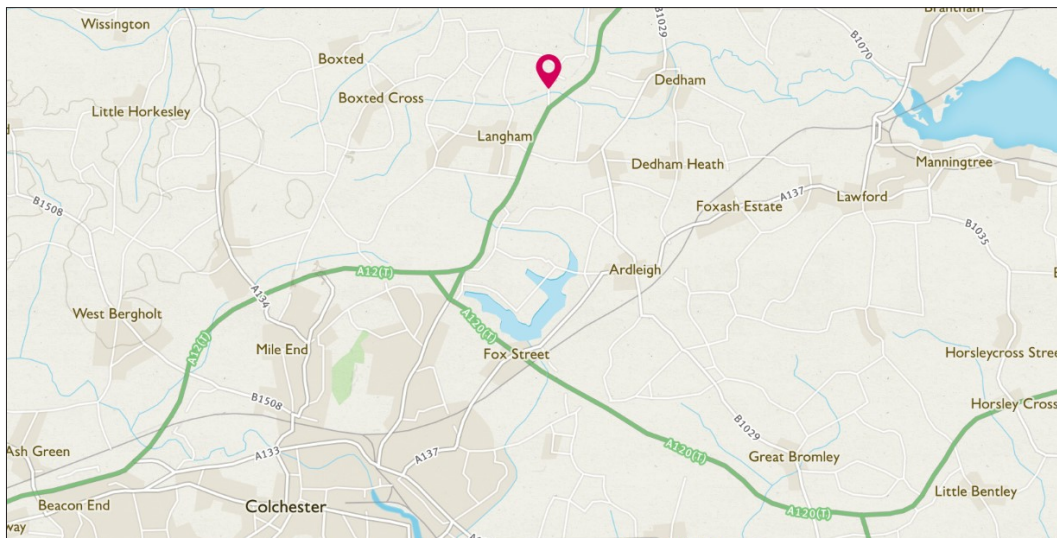
### Newman Commercial

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For further information

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Details updated; 22.02.19



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