

NEWMAN

COMMERCIAL PROPERTY CONSULTANTS

Part of the Fenn Wright group

NEWMAN

The Works, High Street, Thorpe Le Soken, Essex CO16 0EA



Ground Floor Open Plan Office and Storage Space

- Carpeted Office*
- LED Lighting*
- Tea Point
- Shared W/C Facilities
- On Site Car Parking Spaces

From
395 sq. ft
(36.7 m²)

**TO LET FROM
£265 PCM**

LOCATION

The site is situated on Thorpe Le Soken High Street, behind Tesco Express and accessed via two separate driveways. Thorpe Le Soken is a popular village within the Tendring District located approximately 15 miles East of Colchester and 6 miles North East from Clacton On Sea. Good traffic links are provided via the A133 & A120. Nearby facilities include a Tesco Express, Chemist, Public House and various Eateries.

DESCRIPTION

Office 6* is accessed via a communal entrance where there are separate male and female toilets and a shared kitchen. The office has a lockable front door which opens to an entrance hall off of which are a kitchenette and storage cupboard, from here the space opens up to a large and bright office which benefits from a suspended ceiling with LED lighting, numerous electrical points and two radiators. Included in the rent are four large desks with drawer units and four office chairs (these can be removed if required). An allocation of three parking spaces is also included in the rent; there is potential for more subject to negotiations.

Unit 1 is offered as a self contained storage unit with office space to the rear of the unit access is directly off the carpark to the front via a dedicated front door. The unit has power and lighting along with a kitchenette, there are separate male and female toilets in the communal area of the building. Included in the rent is a single parking space; there is a potential for more subject to negotiations. Refurbishment can be carried out by either the tenant or the landlord depending on requirements if needed.

ACCOMMODATION

(Approximate net internal measurements)

		Sq. Ft	m ²
Office 6	Approx.	453 sq ft	42.1 m ²
Unit 1	Approx.	395 sq ft	36.7 m ²

Office 6



TERMS

Office 6 is available to let on a new lease, minimum term of twelve months, at a rent of £475 per calendar month plus VAT. Two months rent is to be held as a deposit with rent payable monthly in advance.

Unit 1 is available to let on a new lease, minimum term of twelve months, at a rent of £265 per calendar month plus VAT. Two months rent is to be held as a deposit with rent payable monthly in advance.

SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, shared W/C's, landscaping and car parking areas. Approx. cost 2019/20 £to be confirmed.

BUSINESS RATES

We are informed that the rateable value for office 6 is £3,050 and Unit 1 £1,875.

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.

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:

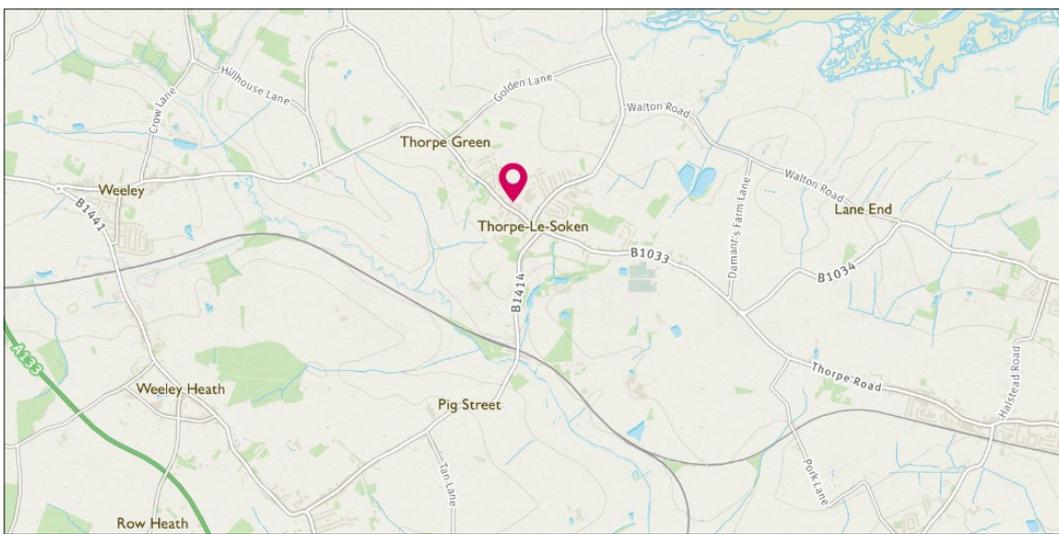
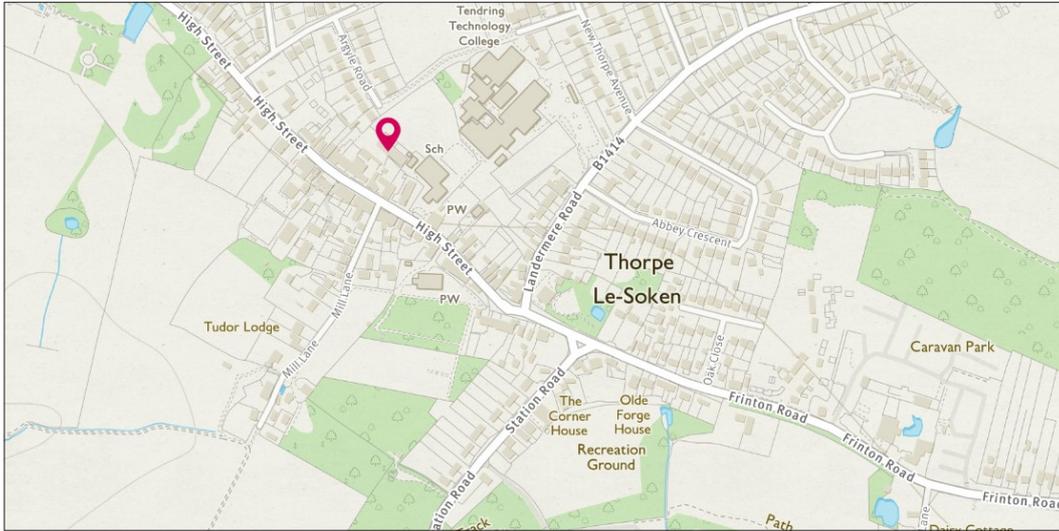
Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk

Unit 1





For further information

01206 85 45 45
newmancommercial.co.uk

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; 05.03.19



The Works, High Street, Thorpe Le Soken, Essex, CO16 0EA

