

Business / Storage Unit Approx. 915 sq. ft (85 m²)

**Unit H, Gun Hill Trading Estate, Ipswich Road,
Dedham, Colchester, Essex CO7 6HR**



TO LET AT £7,500 PER ANNUM

- Loading Door
- Three Phase Power
- On Site Car Parking
- Fenced & Gated Site
- Colchester, 4 Miles
- Excellent A12 Access

LOCATION

A light industrial unit situated on Gun Hill Trading Estate, 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

Unit H benefits from a roller shutter loading door, a personnel door, W/C, three phase power, florescent lighting, double glazed windows and a concrete floor.

Externally there are four car parking spaces and loading space available outside the unit. Further yard / storage space is available subject to negotiations and availability.

ACCOMMODATION

(figures provided are approx. gross internal measurements)

Unit H – Approx. 915 sq ft (85 m²)

TERMS

The premises are available to let on a new flexible lease, length and terms to be agreed, at a rent of £7,500 per annum.

The figures quoted are exclusive of rates and VAT.

SERVICE CHARGE

A service charge is applicable to cover; maintenance the communal areas, lighting, security, car park and landscaping. Approx. cost 2018/19 £750.00.

BUSINESS RATES

We are informed that the rateable value is £4,950. We estimate that the rates payable are likely to be in the region of £2,375 per annum. 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)

We have been advised that the premises fall within class E (122) 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.

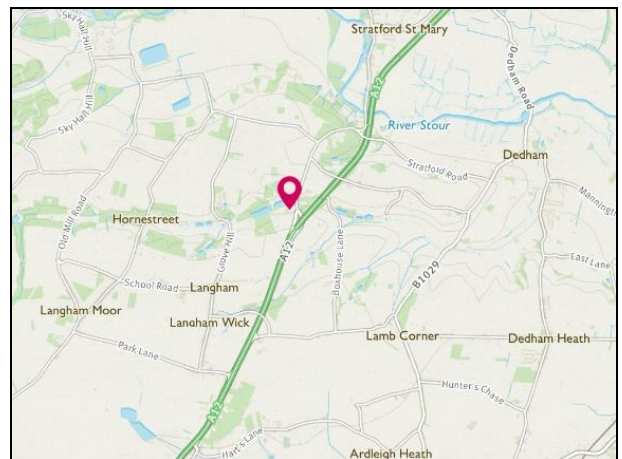
VIEWING

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