

Business Unit Approx. 3,845 sq ft (357.2 m²) Plus Mezzanine Floor

24 Morses Lane Industrial Estate, Brightlingsea, Essex, CO7 0SF



TO LET AT £15,500 PER ANNUM

- Large Loading Door
- Tea point & W/C's
- Forecourt / Loading Area
- Reception Office
- On Site Parking
- Easy Access to A120

LOCATION

The unit is situated on the popular Morses Lane Industrial Estate on the outskirts of the coastal town of Brightlingsea, approximately 10 miles to the south east of Colchester. Good access is available to the A120, the Port of Harwich, and the A12 which provides links to the M25 and A14.

DESCRIPTION

The unit is of steel portal frame construction with brick and profile steel elevations under a pitched and insulated roof including translucent roof lights. There is a personnel door leading to a reception office and recently refitted tea point and W/C facilities. A full height loading door (approx. 3m wide by 3.6m high) provides access to the main industrial area which has an approx. eaves height of 4.5m & pitch of 5.75m, high bay lighting, 3 phase power, gas supply and a mezzanine floor. Externally there is a concrete forecourt area for loading/unloading and on-site parking.

ACCOMMODATION

(all figures provided are approximate gross internal areas)

Warehouse	Approx.	3,545 sq ft	321.0 m ²
Office / W/C's	Approx.	300 sq ft	27.9 m ²
Mezzanine	Approx.	2,240 sq ft	208.1 m ²
Total	Approx.	5,995 sq ft	557.0 m²

TERMS

The unit is available to let on a new full repairing lease (excluding exterior decoration), for a minimum unbroken term length of three years, at a rent of £15,500 per annum. The rent is to be paid quarterly in advance.

DEPOSIT

A deposit is required, and the amount is subject to financial checks confirming the covenant strength of the company taking the lease. A typical minimum deposit requirement is £2,000 for an established company. For a new business, a minimum deposit of £4,000 is required upon completion of the lease.

PLANNING / USE

The units are suitable for light industrial, trade counter and storage / warehouse use only.

Motor trade or leisure related uses are unfortunately not permitted on site.

INSURANCE

Buildings insurance for the premises are paid by the landlord and reclaimed from the tenant, exact costs are dependent upon the type of business. Contents insurance is the responsibility of the tenant.

LEGAL COSTS

Each party is to bear their own legal costs.

BUSINESS RATES

We are informed that the rateable value is £17,500. We estimate that the rates payable are likely to be in the region of £8,150 per annum. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

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.

ENERGY PERFORMANCE CERTIFICATE

We have been advised that the premises fall within class D (92) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

VIEWING

Strictly by appointment via sole agents:

Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk



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