

NEWMAN

COMMERCIAL PROPERTY CONSULTANTS

Part of the Fenn Wright group

NEWMAN

8 Crown Court, Clough Road, Severalls Business Park, Colchester, Essex, CO4 9TZ



Light Industrial / Business Unit With Generous Offices

- For Sale Freehold at £215,000
- To Let at £17,500 pa
- Warehouse/ Stores & Offices
- Good On Site Car Parking
- Established Business Location
- Excellent A12 / A120 Links

2,143 sq. ft
(199.1 m²)
**FOR SALE OR
TO LET**

LOCATION

The premises are situated on the established Severalls Industrial Park which is adjacent to the A12/A120 interchange which provides easy access to the east coast ports of Harwich and Felixstowe, Stansted Airport and the national motorway network.

DESCRIPTION

This end terraced unit is of steel portal frame construction with a pitched and insulated roof which incorporates translucent roof lights.

There is a personal door which provides access to a reception area, W/C facilities, office / staff room, a kitchenette and a mix of store rooms and warehouse space.

The warehouse benefits from an up and over loading door, power supply, fluorescent lighting, eaves height of approx. 4.6m and a pitch height of approx. 5.6m.

Access to first floor offices is provided via the reception. The offices benefit from a suspended ceiling, recessed fluorescent lighting, carpeting, gas central heating (not tested) and electrical sockets. There is also a burglar alarm, CCTV system and security bars fitted to the windows for additional security.

Externally there is a forecourt area providing car parking for approx. five cars and unloading / loading space.

ACCOMMODATION

(Approximate gross internal measurements)

| | | Sq. Ft | m ² |
|------------------------------------|----------------|--------------------|----------------------------|
| Warehouse / Stores and Facilities. | Approx. | 1,202 sq ft | 111.1 m ² |
| First Floor Offices | Approx. | 941 sq ft | 110.0 m ² |
| Total | Approx. | 2,143 sq ft | 199.1 m² |



TERMS

The premises are available for sale freehold at £215,000 (no VAT). Alternatively they are available to let on a new lease, lease length and terms to be agreed, at a rent of £17,500 per annum.

The figures quoted are exclusive of rates and VAT.

BUSINESS RATES

We are informed that the rateable value is £12,000. We estimate that the rates payable are likely to be in the region of £5,800 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. 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 falls within class E (105) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

We have been advised that VAT is not applicable. 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.

LEGAL COSTS

Each party will bear their own legal costs involved within the transaction.

VIEWING

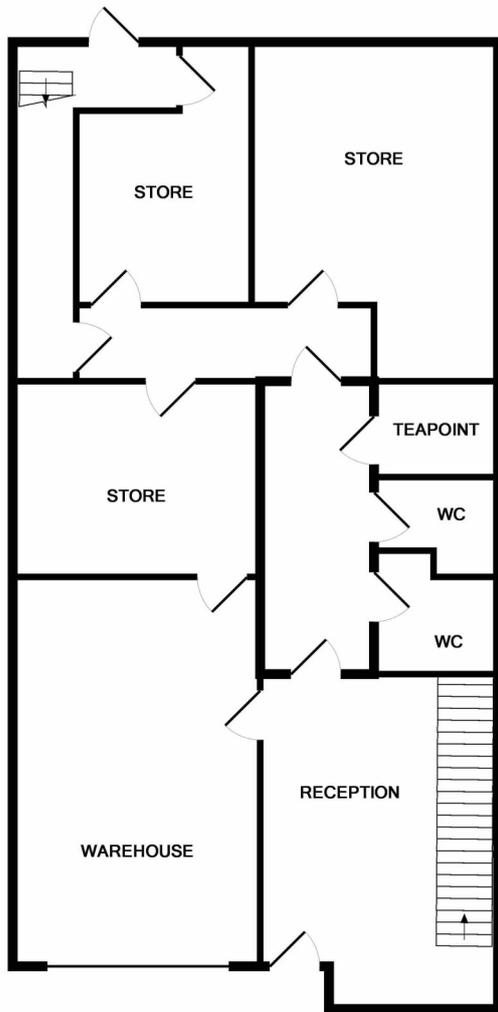
Strictly by appointment via sole agents:

Newman Commercial

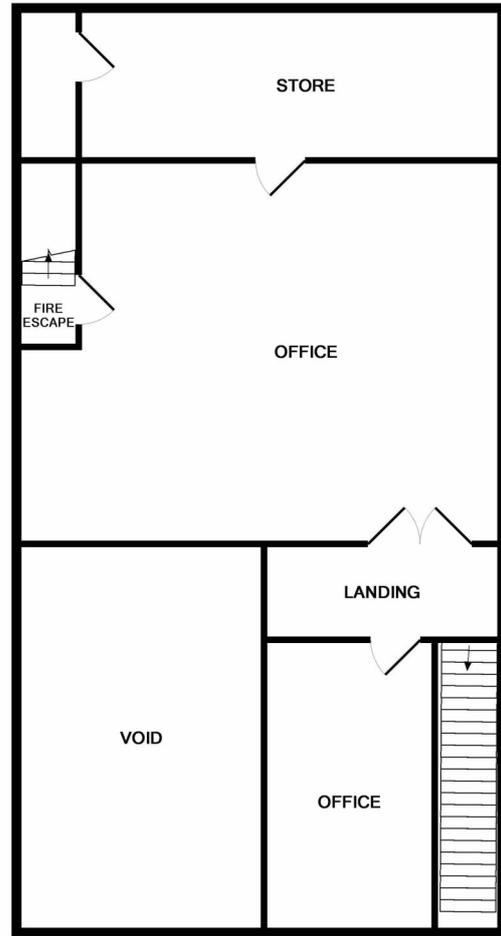
Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019

For further information

01206 85 45 45
newmancommercial.co.uk

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 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 Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. 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: 21.01.19



8 Crown Court, Clough Road, Severalls Business Park, Colchester, Essex, CO4 9TZ

