

01206 577667

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**Industrial Unit – To let**



## **Unit 18, Valiant Building, Earls Colne Business Park, Earls Colne, Colchester, Essex, CO6 2NS**

Asking Rent: £120,000 Per Annum Exclusive

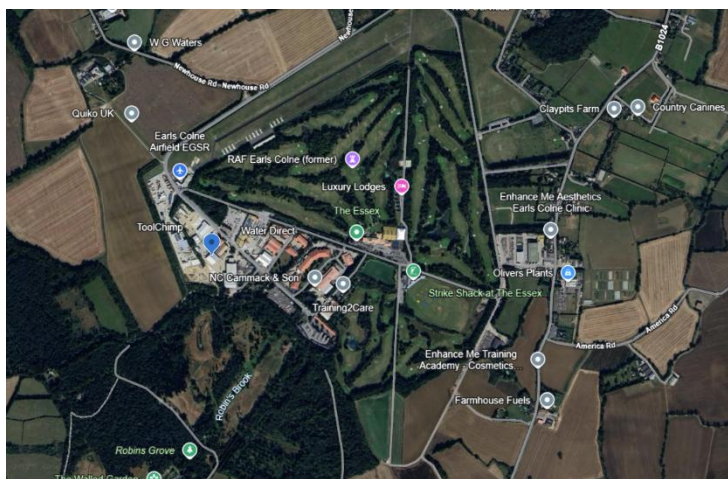
15,338 Sq. Ft (1,425 Sq. M)

- 5.7m Eaves Height(10m to Ridge)
- Site Area- 0.45 Acre(0.182 Hectares)
- 2 Single Roller Shutter Loading Doors
- New Lease Available

## Location

Earls Colne Business Park is located just 2.5 miles north of the A120 Stansted to Harwich trunk road and 5 miles north of the A12. Harwich is 30 miles east of the Business Park and is home to one of the largest international ports in the UK. Chelmsford City is 15 miles to the south, whilst Braintree is only 6 miles east.

Earls Colne is a rural village located 8 miles outside the City of Colchester. The property is situated on the West Side of the business park with neighbouring and nearby occupiers including Water Direct Ltd, David Watson Transport, NC Cammack & Sons (Haulage) and the Essex Golf and Country Club.



## Description

An detached industrial/workshop benefitting from two loading doors, an eaves height of 5.7m(10m to the ridge), concrete floor, racking(by negotiation with the current tenant), 3 phase power and a large external, concreted yard.

## Accommodation

The property benefits from a Gross Internal Area (GIA) of 15,338 sq. ft (1,425 sq. m).

The property stands on a site of 0.45 acres providing a large, concreted yard.

## Asking Terms

The unit is available by way of a new FRI lease for a term of years to be agreed with regular upward only rent reviews.

## Asking Rent

£120,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

## Service Charge

A service charge is applicable to cover 24/7 on-site security, water and sewage charges, landscaping and maintenance of the common external areas and estate roads.

Further details are available upon request.

## Town Planning

The unit is on an industrial estate which benefits from an employment use covering light/general industrial and warehousing uses.

Interested parties are advised to contact Braintree District Council on 01376 552525.

## Business Rates

The property appears in the Valuation List with a Rateable Value of £85,500.

## Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

## Energy Performance Certificate

The unit has a current EPC rating of E112





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