

01206 577667

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**Open Storage Site – To Let**



# Storage Site, Store Road, Harwich, Essex, CO12 4EN

Rent: £230,000 Per Annum Exclusive

Approx. 2.2 Acres (0.89 Hectares)

- Secure Storage Compound – CCTV
- Concrete Surface
- Floodlights
- 15m Electric Sliding Gate
- Suitable For Open Storage
- Close to Harwich Port
- New Lease Available

## Location

The site is located along Store Road (commonly referenced via Freshfields Road) and is part of a vibrant commercial zone directly off the A120 providing easy access to the A12 and wider motorway network.

Adjacent to the retail park and Harwich International Port, with excellent road and rail connectivity—making it a prime location for trade, retail, logistics, and port-related operations.



## Description

The site will comprise a concrete surface, providing a durable and low-maintenance base suitable for a variety of uses. It is fully enclosed by security fencing along all boundaries, ensuring a high level of perimeter protection. Access is controlled via a 15-metre electric sliding entrance gate, offering secure and convenient entry for vehicles and personnel. Further enhancing site security, CCTV coverage and floodlighting will be installed, supporting 24/7 surveillance and operational capability. The site is also equipped with mains service connections, facilitating immediate serviceability for prospective occupiers or developments.

## Accommodation

The site extends to approximately 2.2 acres (0.89 hectares) and benefits from palisade fencing, security gates and electric power connections.

## Asking Terms

A new lease for a term of years to be agreed incorporating regular upward rent reviews and drawn on a Full Repairing and Insuring basis.

## Asking Rent

£230,000 per annum exclusive of Business Rates, VAT and all other outgoings.

## Legal Fees

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

## Planning

The site benefits from Use Class B8. Interested parties should make their own investigations of Tendring District Council – 01255 686 868

## Business Rates

The site is to be assessed for Business Rates.

## Further Details

Please contact Whybrow Chartered Surveyors on 01206 577667.





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