

01206 577667

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 **Whybrow**

Haulage Yard – To let



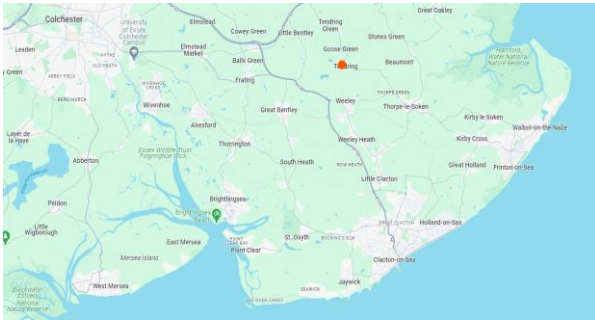
Heath Road, Tending Heath, CO16 0DA

- **Secure 2.15 Acre (0.87 Hectare) Site**
 - **Suitable For Open Storage**
 - **Main Road Position**
 - **Close to A120**
 - **New Lease Available**

Location

Tendring Heath is situated eleven miles east of Colchester and eight miles from Clacton just off the B1035 and two miles south of Horsley Cross.

The A120 and A133 are approximately one mile north and south respectively providing dual carriage links to Harwich, Clacton and Colchester with the A120 interchange some twelve miles to the west.



Description

A regular and level concreted secured yard accessed from Heath Road via a service road, to the rear of housing and overlooking agricultural land.

To the eastern boundary, there is a temporary workshop.

Accommodation

The site extends to 2.15 acres (0.87 Hectares).

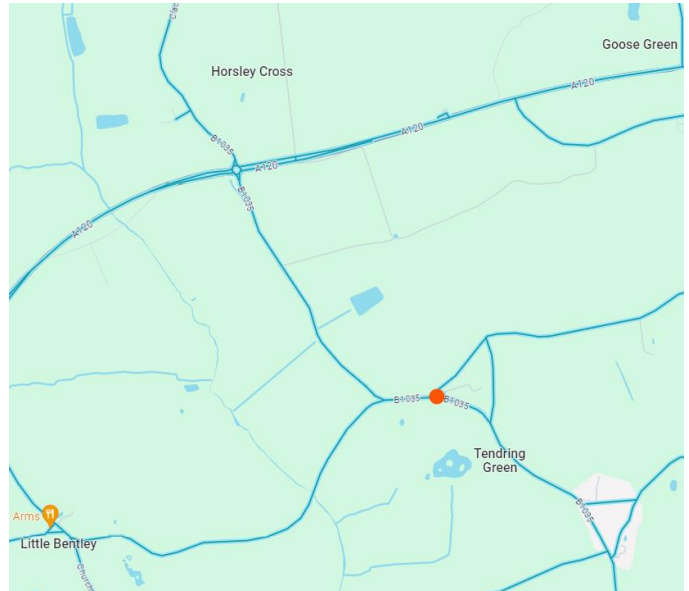
The workshop extends to approximately 2,000 sq.ft(185.8sq.m).

Asking Rent

£90,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Asking Terms

A new lease incorporating regular upward rent reviews and drawn on a Full Repairing and Insuring basis. Rent will be payable quarterly in advance.



Town Planning

The property has an established planning use of B8 (Storage and Distribution).

The site has been used previously as a haulage yard but would suit a variety of different industrial uses, subject to planning. Interested parties should contact Tendring District Council on 01255 686868.

Business Rates

The property appears in the Valuation List with a Rateable Value of £25,250.

Legal Fees

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



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