

01206 577667

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Haulage Yard – To Let



Heath Road, Tendring Heath, CO16 0DA

Asking Rent: £90,000 Per Annum Exclusive

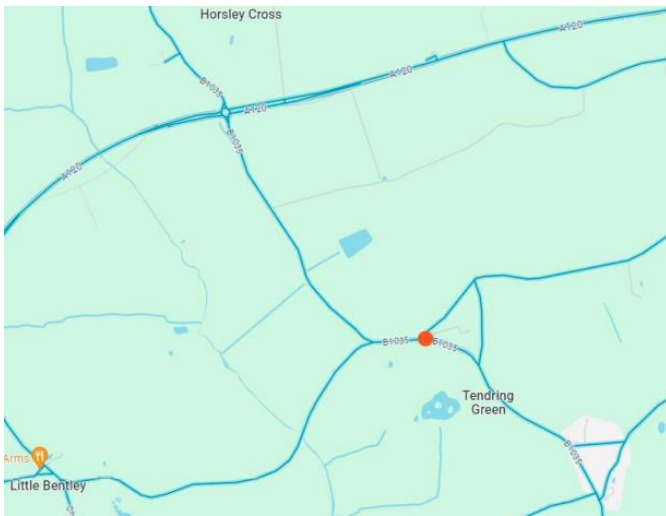
2.15 Acre (0.87 Hectare)

- Secure Site
- Suitable for Open Storage
- Main Road Position
- Close to A120
- New Lease Available

Location

Tendring Heath is situated 11 miles East of Colchester and 8 miles from Clacton just off the B1035 and 2 miles South of Horsley Cross.

The A120 and A133 are approximately 1 mile North and South retrospectively providing dual carriage links to Harwich, Clacton and Colchester with the A120 interchange some 12 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 Terms

A new Full Repairing and Insuring lease incorporating regular upward only rent reviews on a term to be agreed. Rent will be paid quarterly in advance.

Asking Rent

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

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.

Rateable Value

We are advised by Tendring District Council that 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 incurred during the course of any transaction.



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