

01206 577667

www.whybrow.net

 **Whybrow**

Refurbished Warehouse Building – To let



Unit 21, Earls Colne Business Park, Earls Colne, Essex, CO6 2NS

Rent: £44,000 Per Annum Exclusive

5,500 Sq. Ft (511 Sq. M)

- Newly Refurbished
- 2 Large Loading Doors
- 24/7 on-site Security
- Fenced and gated
- Close to A120 and A12.

0.3 Acres of External Yard Space

Location

Earls Colne Business Park occupies an excellent location just 2.5 miles north of the A120 Stansted to Harwich trunk road and 5 miles north of the A12. Colchester, Braintree and Chelmsford are 8, 6, and 15 miles distant respectively.

Earls Colne Business Park benefits from a fully landscaped environment, on-site security, CCTV monitoring at the entrance, the Essex Golf Club and Hotel with gym, 9 tennis courts, driving range, and swimming pool & spa. There is also a fully licenced restaurant and bar, an on-site creche and Anglian Flight Centre / airfield which is fully CAA licenced.



The warehouse has a Gross Internal Area of 5,500 sq. ft (511 sq. m).

Externally, there is a rear yard of 0.3 acres(0.1212 Hectares).

Asking Terms

The unit is available to let on a new full repairing and insuring lease, incorporating upward rent reviews on terms to be agreed.

Rent

£44,000 per annum exclusive of Business Rates, VAT and all other outgoings.

Service Charge

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

The service charge is approximately £4,000 per annum in the current financial year.

Business Rates

The property is yet to be assessed for rates. Interested parties should make their own investigations of Braintree District Council on 01376 552525.

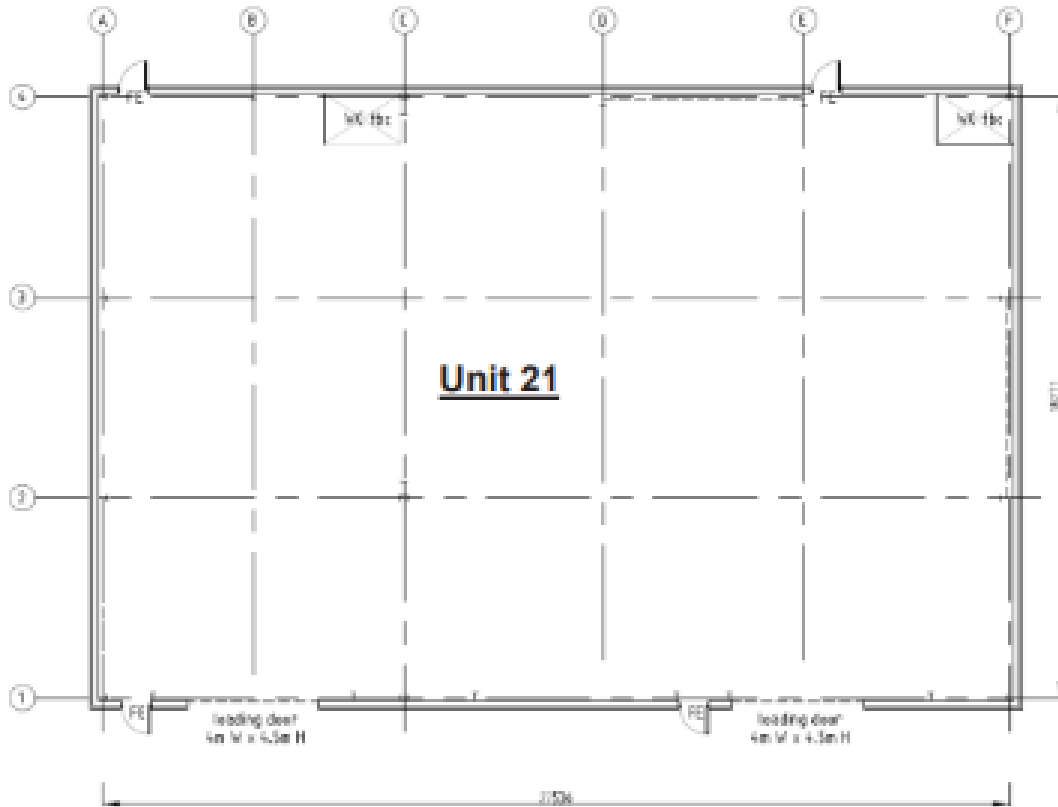
Legal Fees

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

Energy Performance Certificate

Full copies of the EPC assessments and recommendation reports will be made available upon completion of the refurbishment works.





Ewan Dodds BSc FRICS
ewan.dodds@whybrow.net
01206 577667



Charntelle Goodyear
Charntelle.goodyear@whybrow.net
01206 577667

Misrepresentation Act 1967

01206 577667 | info@whybrow.net | whybrow.net

Whybrow & Dodds Ltd. 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 only for the guidance of intending purchasers or lessors and do not 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 their accuracy is not guaranteed and any intending purchaser or tenant 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) no person in the employment of Whybrow & Dodds Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295