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 Whybrow

**Refurbished Warehouse/Industrial Building – To let**



## **Wellington Building, Earls Colne Business Park, Earls Colne, Essex, CO6 2NS**

Rent: £112,000 Per Annum Exclusive

14,000 Sq. Ft (1,300 Sq. M)

- Newly Refurbished
  - Includes 670sqft of office space
  - Warehouse canteen.
  - Fenced and gated
  - Close to A120 and A12.
- 0.5 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.



## Accommodation

The warehouse/industrial unit has a Gross Internal area of 14,000 sq. ft (1,300 sq. m).

Externally, there is a yard of approximately 0.5 acres (0.2023 Hectares).



## Asking Terms

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

## Rent

£112,000 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 £9,000 per annum in the current financial year.

## Business Rates

The property has not been assessed for rates. Interested parties should make their own investigations of Braintree District Council 01376 552525.

## Legal Fees

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

## Energy Performance Certificate

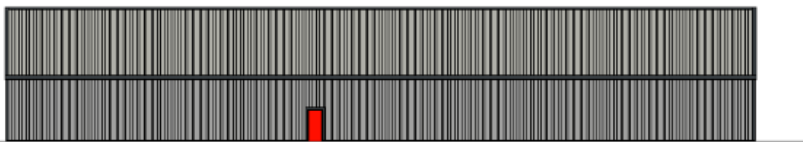
Full copies of the EPC assessments and recommendation reports will be made available upon completion of the refurbishment works.



West (yard)



North (front)



East



South (rear)



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