

Detached Office Building with Parking and Yard Plus Adjoining Development Site/Yard



Waterhouse, Hedingham Road, Great Yeldham, Halstead, CO9 4HS

Location

Great Yeldham is situated approximately 20 miles west of Colchester via the A1124 (Halstead Road) and A1017 (Hedingham Road). The subject property occupies a prominent main road position within a small commercial complex, close to the Colne Valley Railway.

Description

The property comprises a detached, two storey office building with attractive brick elevations beneath a pitched slate roof and offers a range of cellular offices benefiting from plastered and painted walls, carpeting, recessed lighting, accessible and ladies/gents WC facilities. Part of the ground floor is fitted as a workshop benefiting from concrete floors, WC and double loading doors onto the side yard.

To the front there are 12 number car parking spaces and to the side a secure concreted yard with double steel entrance gates.

To the side of the office building is a further large partly concreted open yard which is accessed via double gates on the rear boundary. This is accessed either through the car park, or separately a via service road to the rear, leading from the main road (Dicketts Hill).



Accommodation

The property has the following gross and Net internal areas:

Office Building

Ground Floor

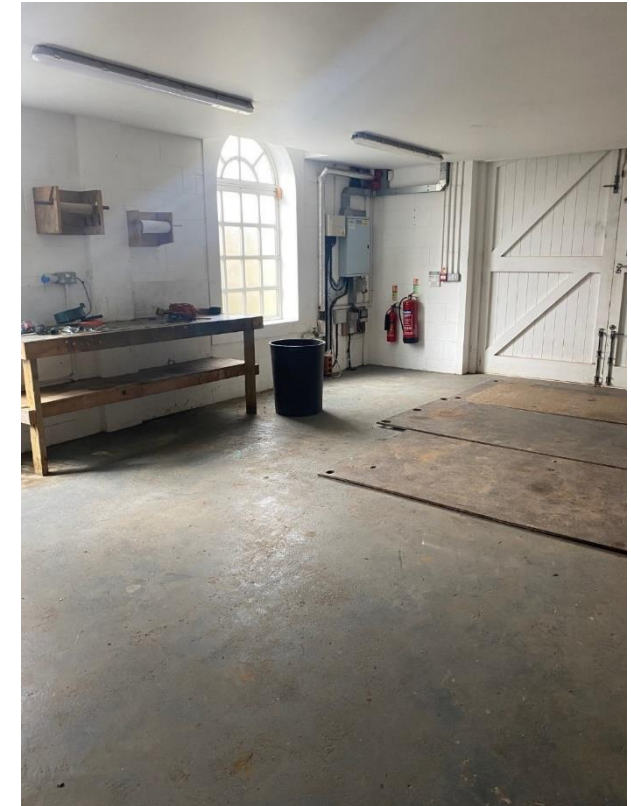
Offices	970 sq. ft
Workshop	700 sq. ft

First floor

Offices	<u>1,307 sq. ft</u>
Nett Internal Area	2,977 sq. ft (276.52 sq. m)

External

12 number car spaces and side yard	
Total site area	0.52 Acres (0.208 Hectares)
Adjacent Development land	0.88 Acres (0.360 Hectares)





Asking Terms

The property is available freehold as a whole at an asking price of £925,000. Consideration will be given to selling the office building and development site separately. Terms upon request.

Rateable Value

The property appears in the Valuation List with a Rateable Value of £30,750. We have been unable to identify the Rateable Value of the adjoining yard. Interested parties should make their own investigations of Braintree District Council- 01376 552525.

Town Planning

The main office building is understood to benefit from an established office use with associated storage and yard. An outline planning application has been submitted on the adjoining development site (23/01028/OUT) for the erection of 1,240 sq. m (13,350 sq. ft) of Class E (g), Class B2 (general industrial) and Class B8 (warehouse/distribution) commercial buildings with associated parking.

Legal Costs

Both parties will be responsible for their own legal costs incurred in this transaction.



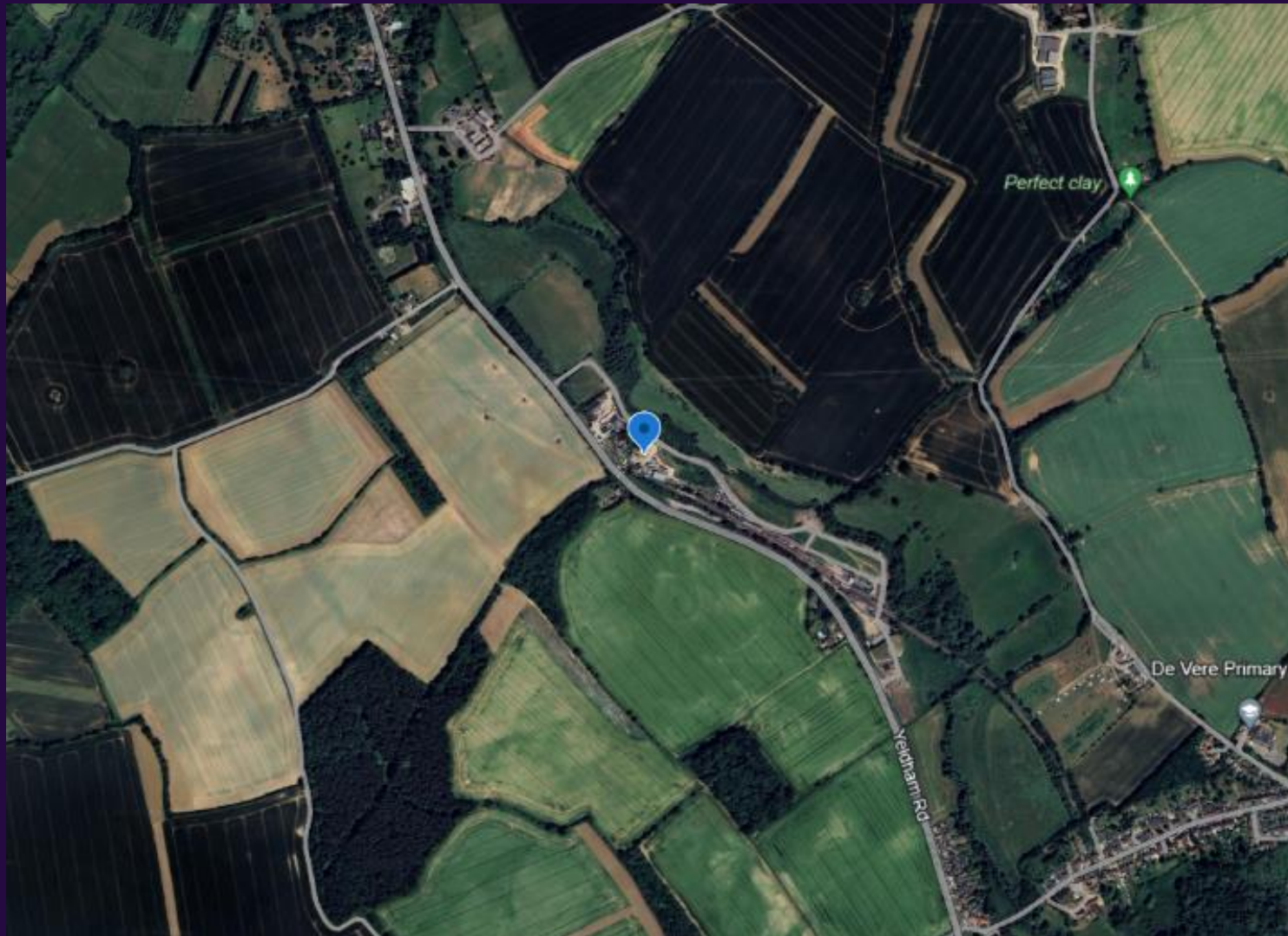
- Detached office/workshop 2,977 sq. ft (276.52 sq. m)
- 12 demised car spaces
- Adjacent secure yard – 0.12 Acres (0.049 Hectares)
- Adjoining development site – 0.88 Acres (0.360 Hectares)

Development Site



Main Office and Yard





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