



24 Brunel Road, Gorse Lane Industrial Estate, Clacton-on-Sea, Essex, CO15 4LU



- **Gross Area – 7,861 sq.ft(730.3sqm)**
- **Site Area - 0.4245 acres(0.1715 Hectares)**
- **Forecourt Parking and Yard Area**
- **Extensive Offices**
- **Prominent Corner Position**

Location

Clacton on Sea is situated approximately fifteen miles east of Colchester via the A133 trunk road and has a resident population of circa 50,000 people which grows significantly during the summer months.

Gorse Lane Industrial Estate is situated on the northern outskirts of the town, the estate contains numerous predominantly local occupiers including Arjobex, Plumb City and Johnsons hotel Linen and the Clacton Factory Outlet. The property is situated in a prominent corner position, close to Stephenson Road



Accommodation

The property has the following Gross Internal Areas:

Industrial	4,200sq.ft
Offices	1,265sq.ft
Stores	1,440sq.ft
Mezzanine office	791sq.ft
External store-	<u>165sq.ft</u>

Gross Internal Area **7,861sq.ft(730.3sq.m)**

Site Area **0.4245 acres(0.1715 Hectares)**

Description

A detached industrial building of steel portal frame construction with brick cladding beneath a pitched, lined roof incorporating translucent roof panels with extensive, single storey offices to the front and ancillary storage. The industrial element benefits from an eaves height of 3.1m(5.2m to ridge), fluorescent lighting, concrete floor, two roller shutter loading doors, warm air heating and a mezzanine office.

To the front, there are various offices benefiting from carpeting, air conditioning, kitchen and ladies/gents WC's.

Externally, there is forecourt parking and yard areas to both side elevations.





Town Planning

The property is situated in an established industrial employment area and is understood to benefit from an established Industrial/Warehouse and Office use. Interested parties are advised to contact Tendring District Council on 01255 686868.

Rateable Value

The unit appears in the Valuation List with a Rateable Value of £33,000.

Asking Price

The unit is available to purchase Freehold with Vacant Possession at an asking price of £490,000.

VAT

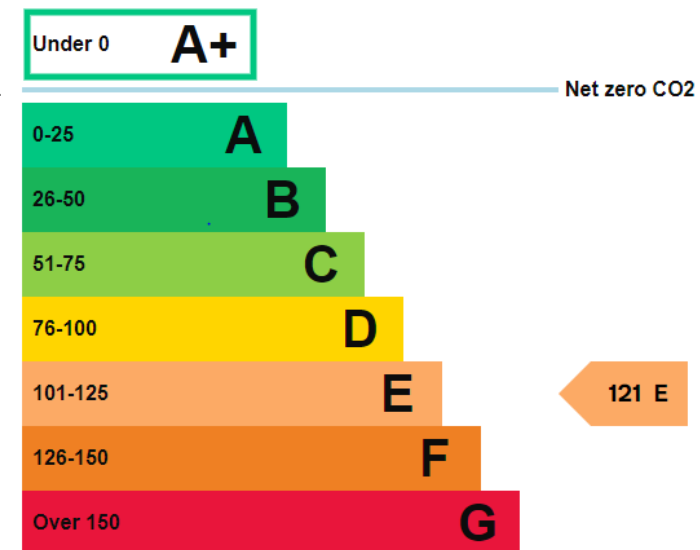
The property is not elected for VAT.

Legal Fees

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

EPC

The property has an EPC Rating of E121







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