

01206 577667

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Industrial Unit – To Let



Unit 13 Lodge Lane Business Park, Lodge Lane, Langham, Colchester, CO4 5NE

Asking Rent: From £21,000 per annum Exclusive

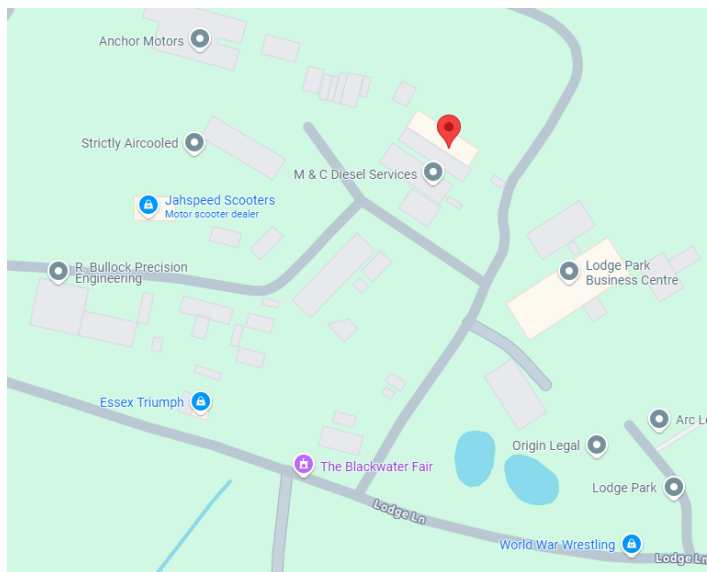
3,528 Sq. Ft (328 Sq. M)

- Electric Roller Shutter Doors
- Plenty of Car Parking
- Close to the A12
- Attractive Semi-Rural Location
- Would Suit a Variety of Uses (STP)
- New Lease Available

Location

Lodge Lane is situated close to the A12/A120 Ardleigh Crown interchange and some 5 miles North of Colchester City Centre. The estate is accessed via a surfaced road and adjoins a modern serviced office development.

The surrounding area is predominantly rural open farmland and contains some housing.



Description

The estate comprises a range of older style industrial buildings forming part of a former airfield.

The unit comprises of an agricultural style building, with 2 electric roller shutter doors and personnel doors on either end, sealed concrete floor, and a large, surfaced yard providing space for around 14 cars and an additional 6 to the rear.

Accommodation

The property benefits from a Gross Internal Area (GIA) of 3,528 Sq. Ft (328 Sq/M).

Asking Terms

The property is available by way of a new Lease for a term of years to be agreed.

Any lease will be excluded from the Security of Tenure provisions of the Landlord and Tenant Act 1954.

Asking Rent

£21,000 per annum

Exclusive of VAT, Business Rates, Utilities, and all other outgoings.

Rateable Value

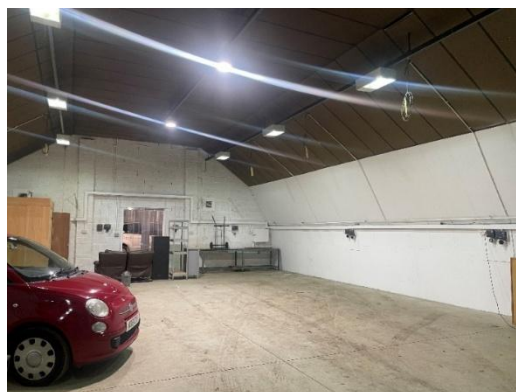
The property appears in the Valuation List with a Rateable Value of £10,500.

Town Planning

The estate has been used for a range of industrial/storage employment uses. Interested parties are advised to contact Colchester City Council on 01206 282222.

Legal Fees

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





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