

3, FARADAY CLOSE,
STEPHENSON ROAD,
CLACTON CO15 4TR

Modern Industrial Unit in Clacton-on-Sea.



- Located on established Gorse Lane Industrial Estate.
- Close to A133 road (to Colchester and main road network).
 - Overall floor area 1,198 sq. ft. (111.3 sq. m).
 - Allocated car parking.
 - Commencing rent £10,000 p.a.x.

TO BE LET

Morley Riches & Ablewhite LLP 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 overall description of the property for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. ii. All descriptions, dimensions, areas, 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 any intending purchasers or lessees 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. The vendor or lessor does not make or give, and neither Morley Riches & Ablewhite LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property. iv. All statements contained in these particulars as to this property are made without responsibility on the part of Morley Riches & Ablewhite LLP or the vendor/lessor. v. All quoting terms may be subject to VAT at the prevailing rate from time to time. vi. Morley Riches & Ablewhite LLP have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency. vii. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Morley Riches & Ablewhite LLP, Kings Court, Newcomen Way, Colchester, CO49RA.

Telephone: 01206 505707 - Fax: 01206 505708

Location

The premises are located in Clacton-on-Sea, on the popular Gorse Lane Industrial Estate. As well as warehouse and industrial occupiers, there are also leisure uses represented on the estate and the recently refurbished Clacton Common Shopping Outlet lies nearby off Stephenson Road.

Description

The property comprises a modern terraced industrial/warehouse unit of steel portal frame construction, clad in brick, with a pitched roof of corrugated plasticised cladding. There is an up-and-over roller shutter door to the front elevation leading into the main industrial/warehouse area and a personnel door gives access to a reception office, two small store rooms and a WC. There is small first floor with two further offices.

There is a gas-fired warm air blower unit and high level fluorescent lighting to the warehouse area and an eaves height of approximately 16/0. Externally, there is an exclusive forecourt with 4 car parking spaces and access for loading/unloading.

Accommodation

The property has the following overall dimensions and floor areas:

Overall Dimensions	40/1 x 25/2.
Ground Floor	1,049 sq. ft.
First Floor Offices	149 sq. ft.

TOTAL GROSS INTERNAL FLOOR AREA 1,198 SQ. FT. (111.3 SQ. M)

Energy Performance Certificate

The property has an EPC of F -139, a copy of the certificate and Recommendation Report are available. The landlord will give consideration to various energy efficiency improvement works.

Rateable Value

The property appears in the 2017 Rating List as Warehouse and Premises, with a rateable value of £6,600.

Tenure

The property is offered on a new full repairing and insuring lease for a term to be agreed with landlords' upward only rent reviews every 3 years. The commencing rent is to be £10,000 per annum, exclusive of VAT, rates and all outgoings.

Further information

For further information or to arrange a viewing of this property, please contact the sole agents, Jon Ablewhite of Morley Riches & Ablewhite on (01206) 505707.

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