

# TO LET

Light Industrial / Warehouse Unit, extending to 3,245 sq. ft.

Rarely Available  
Located on Rural Business Park  
Less than 3 miles from the A12  
Former WW2 Nissen Hut

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL



## Unit 16B Notley Enterprise Park

Raydon Airfield, Great Wenham, Suffolk CO7 6QD

## RENT

£20,000 PAX



## Location

Notley Enterprise Park is situated on the outskirts of the small village of Great Wenham close to the neighbouring town of Colchester. The Estate is provided with excellent access from London, Ipswich and Colchester through the nearby A14 and A12.

The Estate can be accessed from the Hadleigh turn off on the A12 by travelling approximately 1 ¼ miles through Holton St Mary then turning right towards Great Wenham, after approximately ½ mile. Gate 'A' entrance can be found approximately 500 yards on the left.

## Description

The Unit comprises a former World War II Nissen Hut having been refurbished c. 2016 and re-clad, extending to approximately 3,245 sq. ft., accessed via large roller shutter door to front and benefitting from its own electricity supply. On site there are communal male and female toilet facilities and access to water.

## Terms

Available to let by way of a new Full Repairing and Insuring Lease at a passing rent of £20,000 per annum exclusive, plus VAT. Other Lease terms to be agreed. The unit is to be let on a 'Sold as Seen' basis.

A one-time Law Society Lease Administration fee of £300 plus VAT is payable by the ingoing Tenant.

## Service Charge

A service charge levied at 10% plus VAT of the passing rent per annum is levied for the maintenance and upkeep of the estate road and communal facilities.

## Business Rates

The property has a Rateable Value of £16,750. We estimate the rates payable to be £8,358.25 per annum. Interested parties should make enquiries with Babergh District Council Rates Department on 01473 433851.

## Viewing

Strictly by prior appointment with the sole Agents, Nicholas Percival Chartered Surveyors.

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Ref: C3679



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*All prices and rentals quoted are exclusive of VAT (if applicable)*

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