



**TO LET**  
**£15,000 PAX**

**3,052 SQ. FT.**  
**WAREHOUSE**  
**AND**  
**YARD AREA**

**THE OLD HANGER BARN**  
**SPRING GARDENS ROAD, WAKES COLNE**  
**CO6 2DR**

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL



## LOCATION & SITUATION

Wakes Colne is situated on the A1124 (Colchester to Halstead Road) approximately five miles North West of Colchester. The villages of Chapel and Wakes Colne benefit from a Post Office, Public House and Railway Station which connects to the main line at Marks Tey.

From Colchester proceed along A1124 under the Viaduct at Chapel through the village towards Earls Colne. On arrival at Wakes Colne turn right into Station Road following the road past the railway station and turning right into Spring Garden Road. The entrance to the unit will be found on the left hand side.

## DESCRIPTION

The property comprises a former agricultural building constructed from portal steel frame with block walls under a corrugated sheet clad roof, concrete flooring with a height to underside of eaves 12.47 ft (3.8m). The property also benefits from electricity, lighting and sliding double shutter doors leading to a yard area.

## ACCOMMODATION

Storage area 283.61 m<sup>2</sup> (3,052.8 sq ft)

## TERMS & RENTAL

To be let on a new lease with terms to be agreed at a commencing rental of £15,000 per annum exclusive payable quarterly in advance.

## RATEABLE VALUE

Unit 3 has a Rateable Value of £12,500. Occupiers may benefit from partial Small Business Rate Relief, as the Rateable Value is below £15,000.

We recommend that all parties make their own enquiries with the Local Rating Authority, Colchester City Council.

## LEGAL FEES

Each party is to be responsible for their own legal fees in relation to any transaction.



## VIEWING

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

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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

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