



TO LET
£12,000 PAX

3,052 SQ. FT.
WAREHOUSE
AND
YARD AREA

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

NP **NICHOLAS**
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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 m² (3,052.8 sq ft)

TERMS & RENTAL

To be let on a new lease with terms to be agreed at a commencing rental of £12,000 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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C O M M E R C I A L

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.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.