

**TO LET**  
**£18,950 - £37,900**  
**PAX Plus VAT**

**E CLASS /  
WAREHOUSE /  
TRADE COUNTER  
PREMISES**



All plans are for indicative purposes only

**UNITS 3A & 3B CAUSEWAY END**  
**LAWFORD, MANNINGTREE CO11 2LH**

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL

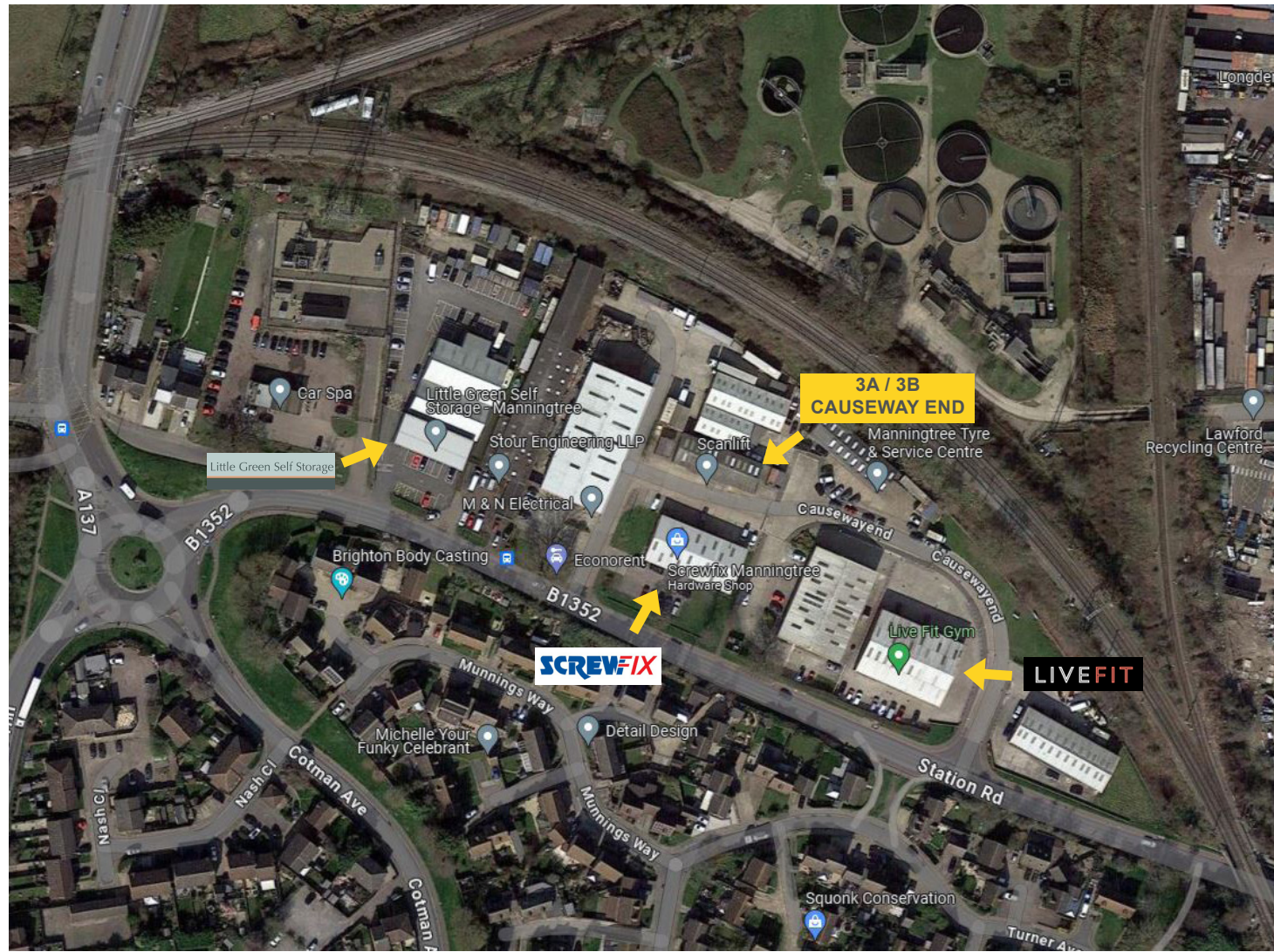
## IN SUMMARY

- Available March 2025
- Refurbishment plans in place
- Popular Business Location
- Easy access to the A120
- 'E' Class Use

## LOCATION & SITUATION

This popular industrial development is situated approximately ½ mile to the west of Manningtree, in an established industrial area with direct access and visibility onto the B1352 (Station Road) which links to the A137 leading to Colchester and Ipswich which are both some 9 miles distance.

Manningtree Railway Station is close by, with frequent train services to Ipswich and London (Liverpool Street). Adjacent to Screwfix and close to LiveFit Gym.



## DESCRIPTION

The units are of steel portal frame construction with brick and block walls and the underside of eaves measuring approximately 4.5 metres. A full height roller shutter door (approximately 2.7 metres width by 4 metres height) and individual personal doors provide access to a lobby area and WC facilities which leads to the warehouse area.

Externally to the side of each property, there is a concrete area and forecourt allowing for approximately 9 parking spaces each.

The Landlord has confirmed a schedule of works will be carried out prior to a new tenant taking occupation, similar to the style of Screwfix directly opposite. The works include new external cladding and a new roof. There is an option to have either a roller shutter door, full glazed frontage or both.

Plans available upon request.

## ACCOMMODATION (approximate)

Unit 3A - 1,300 square feet

Unit 3B - 1,300 square feet

## TERMS

The units are available To Let individually or as a whole on a new Full Repairing and Insuring Leases, further terms to be agreed.

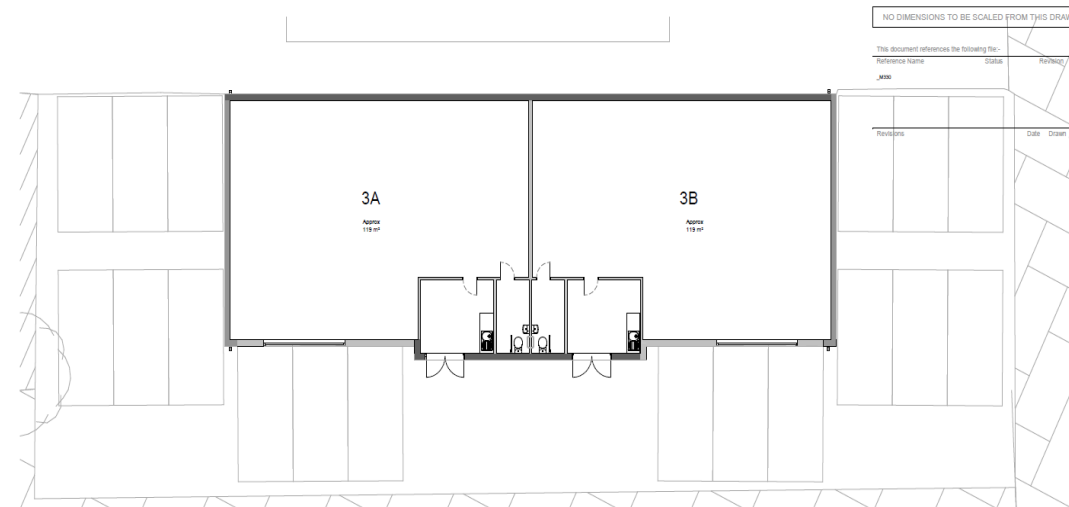
## RENT

Address	Rent Per Annum
Unit 3A	£18,950 per annum
Unit 3B	£18,950 per annum
Unit 3A & 3B (as a whole)	£37,900 per annum

\*all rents are exclusive and are subject to VAT.

## DEPOSIT

A deposit will be required upon completion of the Lease. The amount is assessed on a case-by-case basis and is subject to financial checks confirming the covenant strength of the company taking the Lease.



## SERVICE CHARGE

We are advised that a Service Charge is levied towards the upkeep and maintenance of the private estate road.

## BUILDING INSURANCE

Building Insurance for the premises is paid by the Landlord and recovered from the Tenant, the exact costs are dependent upon the type of business and use of the building.

## CONTENTS INSURANCE

Is the responsibility of the Tenant.

## BUSINESS RATES

We have been advised that the rateable value, with effect from 1st April 2023 for both Units 3A/3B is £14,500. Should the property be split, and the units taken individually, the rateable value will be lower per unit.

For rateable values below £12,000, 100% small business rate relief may be available subject to eligibility. We recommend that all parties make their own direct enquiries with the local Rating Authority, Tendring District Council.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises fall within Class D of the Energy Performance Assessment scale. A full copy of the EPC assessment is available upon request.

## VAT

We have been advised that VAT is applicable on the rent and the Service Charge.

## LEGAL COSTS

Each party will bear their own legal costs in connection with this 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.

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.