



Commercial Warehouse/Workshop Premises with Yard

Colchester Road, Chappel, Wakes Colne, CO6 2BY

NP NICHOLAS
PERCIVAL

TO LET

- 6,054 sq. ft. Commercial Workshop/Warehouse Premises
- 6.4m to Eaves. 8m to Apex
- Fully Enclosed Secure Yard
- Concrete and Hardcore Yard Extending to 0.34 acres
- Easy Access to the A12 and A120
- Immediately Available
- Rent: £40,000 pa exclusive



LOCATION

The property is located on the north side along the busy Halstead to Colchester Road (A1124) in the village of Wakes Colne & Chappel, situated north-west of Colchester within the County of Essex.

The village is situated approximately 5 miles from Stanway, 9.5 miles from Colchester Town, 10.5 miles south of Sudbury and 14 miles north-east of Braintree. Access to both the A12 and the A120 are under 6 miles distance. The village of Chappel & Wakes Colne benefits from a Railway Station which connects to the Main Line at Marks Tey.

From Colchester proceed along the A1124 towards Halstead, approximately 500 metres after Vernons Road and 1200 metres before the Chappel Viaduct, the commercial premises can be found on the right-hand side next door to Braeburn Farm.

DESCRIPTION

Substantial warehouse/workshop premises constructed of a steel portal frame to full height with brick and insulated metal sheet cladding to walls, insulated metal sheet roof incorporating roof lights, extending to a gross internal area of 6,054 sq. ft benefiting from full height roller shutter door access (height 5.29 m by width 5.2 m), three phase electricity,

lighting, W.C. and kitchen facilities, interceptor and backup generator. Height to underside of eaves 6.4m. height to apex 8m Externally to the front of the premises, there is a large yard extending to approximately 0.34 acres made up of part concrete and part hardstanding enclosed and bounded by a mixture of brick and sleeper wall construction. Double security gates provide access to the yard.

LEASE TERMS

To let on a new commercial lease outside the Landlord and Tenant Act 1954, term to be agreed at a rental of **£40,000 per annum exclusive**.

RATEABLE VALUE

The property is currently assessed as Roy A Hughes Contracts and Plant Sales Limited, Colchester Road, Wakes Colne, Colchester, CO6 2BY with a **Rateable Value** of £15,500. We recommend that all interested parties make direct enquiries with Colchester Borough Council Rates Department on 01206 282222.

VIEWING

Strictly by prior appointment with the sole Agents Nicholas Percival Chartered Surveyors on 01206 563222 or e-mail info@nicholaspercival.co.uk C. 5276





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Chartered Surveyors, Estate Agents & Commercial Property