

Unit 10 Dudley Court, Gorse Lane Industrial Estate,
Clacton on Sea, CO15 4LY

TO LET



Rent - £8,500 PAX plus VAT

LOCATION

The property is situated on the established Gorse Lane Industrial Estate in Dudley Court, located off Jessop Close. From Colchester proceed along the A120, at the Weeley round-about take the second exit onto the Little Clacton Road bypass (A133). At the first round-about take the left turning into Progress Way, following the signs to Gorse Lane Industrial Estate. On entering the Gorse Lane Industrial Estate continue forward turning right into Jessop Close, following the road down to the end and into Dudley Court.

DESCRIPTION

Modern storage/office units constructed with a steel portal frame and brick elevations beneath a pitched, corrugated metal sheet roof. To the front of each unit is a roller shutter door providing access to the main workshop area. The unit benefits from a first-floor mezzanine level suitable for office use, along with W.C. facilities and a kitchen area. Externally, there is a side canopy and two allocated parking spaces.

The unit is currently fitted out as office space but can be reverted to storage configuration, subject to further negotiation.

ACCOMMODATION

Unit	Ground Floor	First Floor	Total
Unit 10	541 sq. ft.	412 sq. ft.	953 sq. ft.

TERMS

Available to Let by way of a new internal repairing and insuring lease, terms to be agree. The passing rent is £8,500 per annum exclusive plus VAT.

The property is elected for VAT.

RATEABLE VALUE | BUSINESS RATES

We understand the units can benefit from 100% rates relief, due to the rateable value being less than £12,000. We encourage interested parties to make direct enquiries with Tendring District Council rates department.



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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