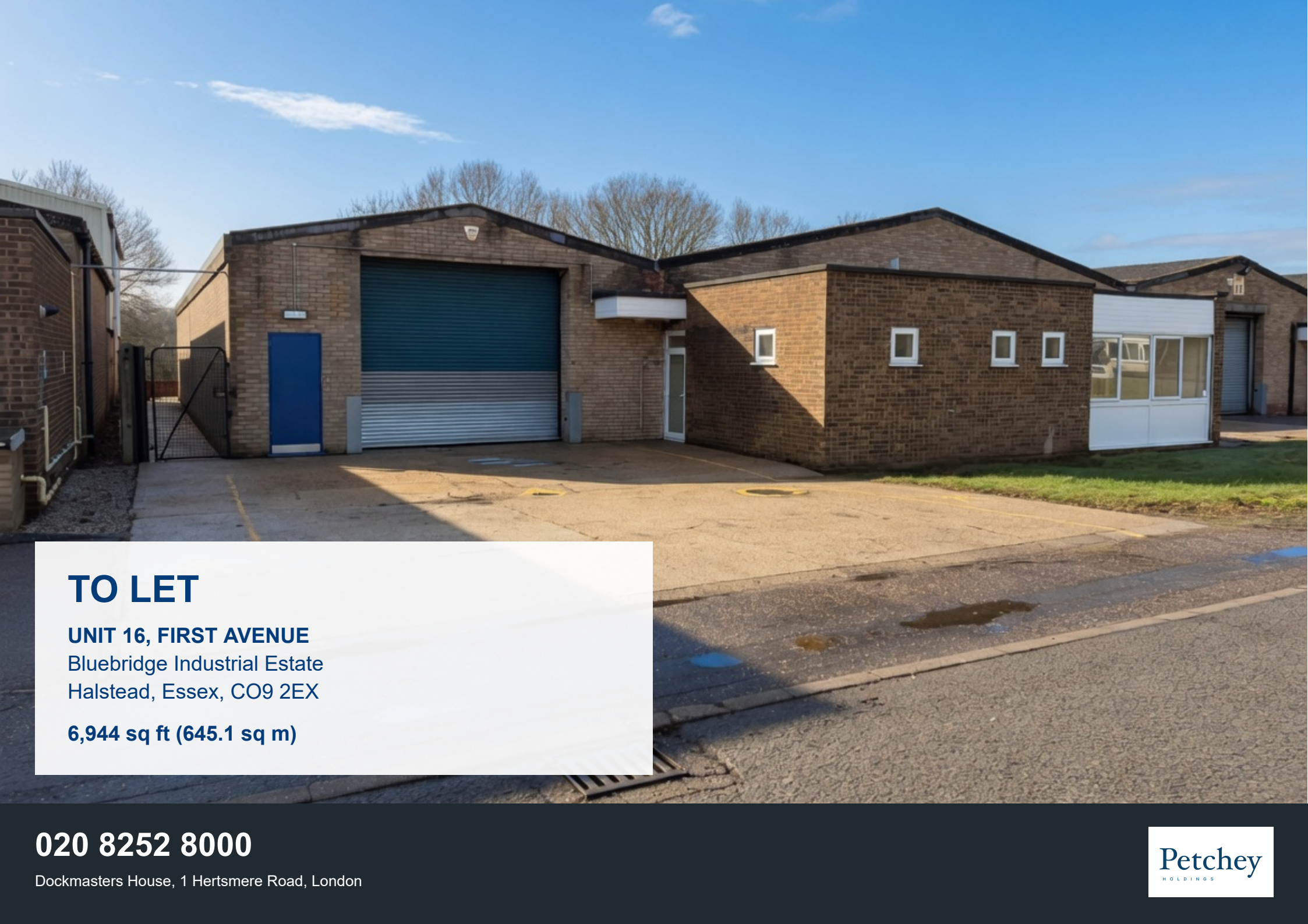




TO LET

UNIT 16, FIRST AVENUE
Bluebridge Industrial Estate
Halstead, Essex, CO9 2EX

6,944 sq ft (645.1 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 16 • BLUEBRIDGE INDUSTRIAL ESTATE • HALSTEAD • CO9 2EX

Key Features

- **Stepped rent starting at £75,900 per annum**
- 6,944 sq ft industrial / warehouse unit
- Forecourt parking and loading space
- Dedicated office accommodation
- Male and female WC facilities
- Established industrial estate
- Access to the A1124, A131 and A120
- **Owned by Petchey Holdings – contact landlord direct**

Description

Unit 16 provides approximately 6,944 sq ft of industrial / warehouse accommodation at Bluebridge Industrial Estate, available separately.

The steel portal frame property benefits from dedicated office accommodation, male and female WC facilities and a forecourt providing on-site parking and loading / unloading space.

Location

Bluebridge Industrial Estate is situated off Colchester Road (A1124) in Halstead, Essex. The location provides access to the A131, with onward connections to the A120 and M11 for journeys across the wider region.

Accommodation

Unit	Sq ft	Sq m
Unit 16	6,944	645.1

Legal Fees

Each party to bear their own legal fees.

VAT

VAT may be applicable.

Rent

Stepped rent from £75,900 pa exclusive (£6,325 per month).

Further details of the stepped rental terms are available on request, subject to contract.

Viewings & Further Information

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External view



Forecourt and estate frontage