

Light Industrial / Warehouse Unit Approx. 2,460 sq. ft (228.5 m²)

**1 Commerce Way, Dale Hall Industrial Estate,
Lawford, Manningtree, Essex CO11 1UT**



TO LET AT £15,500 PER ANNUM

- Very Well Presented
- Large Loading Door
- Loading Area & Parking
- Office & W/C Facility
- All Mains Services
- Established Location

LOCATION

Dale Hall Industrial Estate is situated approximately ½ mile to the west of Manningtree in an established industrial area, with direct access onto the B1352 (Station Road) which links to the A137 leading to Colchester and Ipswich, which are both some 9 miles distant. Manningtree railway station with frequent train services to Ipswich and London (Liverpool Street) is close by.

DESCRIPTION

The unit is of steel portal frame construction under a pitched and insulated roof incorporating translucent roof lights. The warehouse benefits from a roller loading door (approx. 3m wide by 3.6m high), an eaves height of approx. 3.6m and a pitch height of 5.65m, three phase power, LED lighting and a sink unit. An office is provided with lighting, power, double glazed windows, laminate flooring and W/C.

Externally there is car parking and loading / unloading space to the front of the premises.

ACCOMMODATION

(Approximate gross internal areas)

Warehouse	Approx.	2,245 sq ft	208.5 m ²
Office & W/C	Approx.	215 sq ft	20.0 m ²
Total	Approx.	2,460 sq ft	228.5 m²

TERMS

The unit is available to let on a new full repairing lease (excluding exterior decoration), for a minimum unbroken term length of three years, at an annual rent of £15,500. The rent is to be paid quarterly in advance.

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.

BUSINESS RATES

We are informed that the rateable value is £10,250. For rateable values below £12,000 100% rate relief may be available, subject to eligibility. We recommend all parties make their own direct enquiries with the local rating authority, Tendring District Council Tel: 01255 425501

PLANNING/USE

The unit is suitable for light industrial, trade counter and storage/warehouse uses only. Motor trade or leisure related uses are unfortunately not permitted on site.

INSURANCE

Buildings insurance for the premises are paid by the landlord and reclaimed from the tenant, exact costs are dependent upon the type of business. Contents insurance is the responsibility of the tenant.

LEGAL COSTS

Each party is to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises fall within class D (80) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

VIEWING

Strictly by appointment via sole agents:

Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk



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