

Light Industrial / Storage Units from approx. 1,500 sq. ft to 2,000 sq. ft

Riverside Avenue West, Dale Hall Industrial Estate, Lawford, CO11 1UR



TO LET FROM £9,000 PER ANNUM

- | | | | |
|-----------------------|-----|--------------------|---|
| • Office Area | • • | • Forecourt | • |
| • Large Loading Door | • • | • Car Parking | • |
| • Electricity & Water | • • | • Popular Location | • |

LOCATION

This popular industrial development 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 development provides a variety of units mainly steel portal frame construction with brick and profile steel elevations under pitched and insulated roofs. Full height roller shutter doors and individual personnel doors access the units which all have a single office and male and female toilets.

Externally there are concrete forecourt areas for loading/unloading and on-site parking.

ACCOMMODATION (current availability which frequently changes)

<u>Unit</u>	<u>Size (Approx)</u>	<u>Rent (per annum)</u>
4B	1,500 sq. ft (139.35m ²)	£9,000
4D	2,000 sq. ft (185.8m ²)	£12,000

TERMS

The units are available to let on a new full repairing lease (excluding exterior decoration), for a minimum unbroken term length of three years, at the rents outlined above. 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.

PLANNING/USE

The units are 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.

BUSINESS RATES

It is the tenant's responsibility to pay business rates. These are currently estimated at approximately £2.00 per sq ft payable per annum.

Some businesses may be eligible for up to 100% small business rate relief for units with a rateable value under £12,000.

For further information please contact the Business Rates department at Tendring District Council Tel: 01255 425501

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.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC assessments and recommendation reports are available from our office upon request.

VIEWING

Strictly by appointment via sole letting agents:

Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk

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