

Light Industrial / Business Unit Approx. 975 sq. ft (90.5 m²)

**B25 Moorside Business Park, Eastgates,
Colchester, Essex CO1 2ZF**



TO LET AT £9,000 PER ANNUM

- Very Well Presented
- Tea Point & W/C
- Two Car Parking Spaces
- Mezzanine Floor
- Gated Site with CCTV
- Close to Town Centre

LOCATION

The premises are situated at Moorside Business Park, a mixed commercial and leisure area benefiting from good communications to the town centre and inner ring road system which leads to the A12/A120. Nearby occupiers include The Royal Mail and Rollerworld. Close by is the main line railway station (London, Liverpool Street approx. 55 mins).

DESCRIPTION

A mid terrace business unit situated on a gated site with CCTV. Access is provided via an electric loading door (approx. 2.9 wide by 3.3m high). The warehouse is of steel frame construction and benefits from a pitched and insulated roof incorporating translucent roof lights and florescent lighting (in part), a tea point and accessible W/C along with a small mezzanine floor area.

Two car parking spaces are provided on site along with visitor car parking.

ACCOMMODATION

(approximate gross internal figures)

Ground Flr	Approx.	975 sq ft	90.5 m ²
Mezzanine Flr	Approx.	130 sq ft	12.1 m ²
Total	Approx.	1,105 sq ft	102.6 m²

TERMS

The premises are available to let on a new flexible full repairing lease, length (minimum unbroken term of three years) and terms to be agreed, at a rent of £9,000 per annum plus VAT.

Rent is payable quarterly in advance.

A deposit of £1,500 plus the sum equivalent to VAT i.e. £1,800.00) is payable upon lease completion.

SERVICE CHARGE

A service charge is applicable to cover; maintenance the communal areas, lighting, security, car park and landscaping. Approx. cost 2018/19 is £1,000.

BUILDINGS INSURANCE

The buildings insurance will be paid by the landlord with the cost to be recovered from the tenant. This is payable annually in advance.

BUSINESS RATES

We are informed that the rateable value is £6,700. We estimate that the rates payable are likely to be in the region of £3,200 per annum. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction. 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.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises fall within class E (119) 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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