

**16, FARADAY CLOSE,
STEPHENSON ROAD WEST,
CLACTON-ON-SEA CO15 4TR.**

**MODERN TWO-STOREY
BUSINESS UNIT.**

TO LET



- Located on the established Gorse Lane Industrial Estate.
- Close to A133 road (to Colchester and main road network).
 - Overall floor area 1,974 sq. ft. (183.4 sq. m).
 - Parking for 5 cars.
 - Commencing rent £16,000 p.a.x.

TO BE LET

**Jon Ablewhite MRICS, 4 & 5, The Cedars,
Apex 12, Old Ipswich Road, Colchester, CO7 7QR.**

Tel: (01206) 505707.

www.jonablewhite.co.uk

LOCATION

The premises are located in Clacton-on-Sea, on the popular and established Gorse Lane Industrial Estate. As well as warehouse and industrial occupiers, there are also leisure uses represented on the estate, and the recently refurbished Clacton Common Shopping Outlet lies nearby off Stephenson Road.

DESCRIPTION

The property comprises a modern terraced industrial/warehouse property of steel portal frame construction, clad in brick, with blockwork inner walls, all under a pitched roof of corrugated plasticised sheeting with translucent rooflights. There is an up-and-over roller shutter door however a glazed entrance has been installed, giving access to the unit. There is a separate office (with it's own entrance door) and the ground floor is divided into two, with a front "reception" area with a large general office/store to the rear. There are two WCs and a staircase to the first floor (there is a sink unit under the stairs). The first floor is again divided onto two areas, the front being an office and the rear a storeroom with a sink unit.

There is carpeting to most areas, fluorescent lighting throughout, with the first floor office having a suspended ceiling. There is a convactor heater to the small ground floor office.

Externally, there is a large car park, shared with the adjoining occupiers, with 5 car parking spaces allocated to this property.

ACCOMMODATION

The property has the following overall dimensions and floor areas:

Overall Dimensions 23/7 x 41/10.

Ground Floor 987 sq. ft.

First Floor 987 sq. ft.

TOTAL GROSS INTERNAL FLOOR AREA 1,974 SQ.FT. (183.4 SQ. M.)

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of C – 7, and the certificate is valid to October 2034.

RATEABLE VALUE

The property currently appears in the 2023 Rating List as Stores Office and Premises, with a rateable value of £10,500.

TENURE

The property is offered on a new full repairing and insuring lease for a term to be agreed, with landlords' upward-only rent reviews at 3 yearly intervals. There will be an estate charge in respect the accessway and common areas. The commencing rent will be £16,000 per year plus VAT, rates and all outgoings, and each party are to bear their own costs in the letting.

FURTHER INFORMATION

To obtain further information or to arrange a viewing of this property, please contact the sole agent, Jon Ablewhite MRICS on 01206 505707 or jon@mrallp.co.uk.

April 2025.

All prices and rental quoted are exclusive of VAT (if applicable)

Property Misdescriptions Act Please note that following recent legislation we would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating electrical or plumbing systems and equipment are fully operational **Misrepresentation Act 1967** The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) The particulars do not constitute nor constitute any part of an offer or a contract (2) All statements contained in these particulars as to this property are made without responsibility on the part of the agents or vendors or lessors (3) All descriptions dimensions and other particulars are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property