



AVAILABLE FOR SALE FREEHOLD

Industrial / Warehouse Premises With Office And Facilities

**4 Telford Road, Gorse Lane Industrial Estate
Clacton-On-Sea, Essex, CO15 4LP**

SALE

£385,000
(No VAT)

AVAILABLE AREA

4,009 sq ft
[372.4 sq m]

IN BRIEF

- » End-Of-Terrace Industrial / Warehouse Unit
- » Office With Air-conditioning
- » Tea Point & WC Facilities
- » Ample Parking and Loading/Unloading Space
- » Established Business Location
- » Access to A120, A12 & A14

LOCATION

The premises are situated on Telford Road, set back from the road, on the popular Gorse Lane Industrial Estate with excellent links to the A120 and A12, providing easy access to the east coast ports of Harwich and Felixstowe and Stansted airport and the major motorway network. Clacton-On-Sea Town Centre is located approximately three miles to the south.

DESCRIPTION

The premises comprise an end-of-terrace industrial/warehouse unit of steel portal frame construction with a predominantly pitched roof, part also flat-roofed, incorporating translucent roof lights.

A personal entrance door leads into a lobby and office areas, which benefit from carpeting in part, lighting, intruder alarm system, wall-mounted air-conditioning unit, tea point and double-glazed UPVC windows.

The warehouse is accessed via a large manual roller shutter door (approx. 4.8m wide x 4.0m high) and provides three-phase power, fluorescent tube lighting, gas warm air blowers and ceiling fans (not tested), and W/C facilities. The warehouse benefits from an eaves height of approx. 4m and an apex height of approx. 5.5m.

Externally, there is a forecourt providing ample parking and loading / unloading space.

ACCOMMODATION

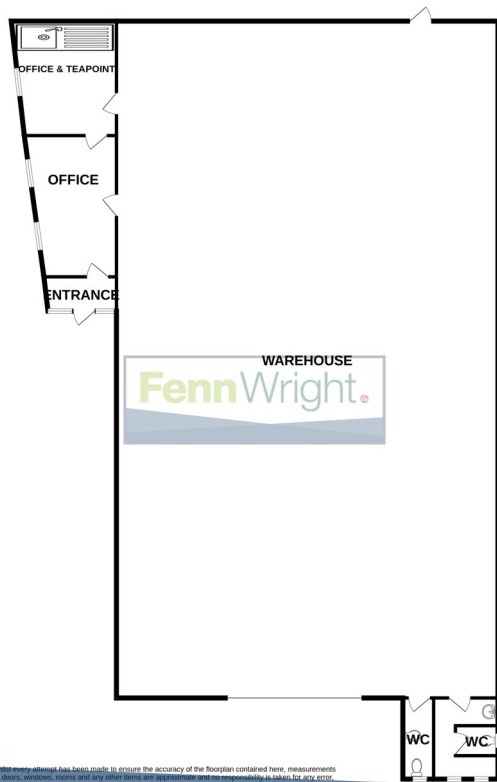
[Approximate Gross Internal Floor Areas]

- » Warehouse: 3,449 sq ft [320.41 sq m] approx.
- » Offices & Facilities: 560 sq ft [52.02 sq m] approx.
- » Total: 4,009 sq ft [372.44 sq m] approx.



Note: Photographs are for illustrative purposes only, and do not necessarily represent the current condition. An internal viewing is advised.

GROUND FLOOR



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TERMS

The premises are available For Sale Freehold with vacant possession at a guide price of £385,000 (no VAT).

SERVICE CHARGE

We are advised that a service charge is not applicable.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class E (110) of the energy performance assessment scale.

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

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £26,250.

We therefore estimate that the rates payable are likely to be in the region of £11,340 per annum.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

VAT

We are advised that VAT is not applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

PLEASE NOTE

A full deep clean and redecoration is contracted to be completed by the end of February 2026. The photos displayed were taken in 2019, prior to the current tenants occupation. New photographs will be taken once the premises have been vacated.

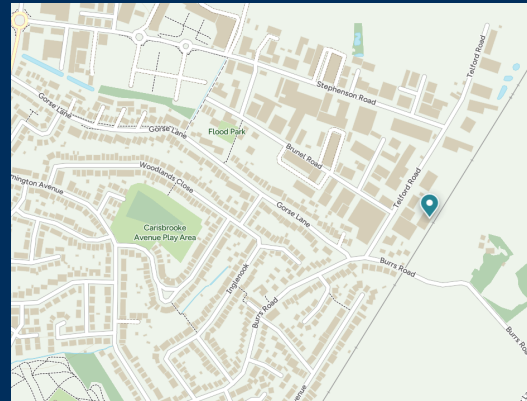
**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:**

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OS licence no: TT000311015

Particulars created 02 February 2026

