



AVAILABLE TO LET

Industrial / Warehouse / Storage Premises

Unit 3, Riverside Avenue West,
Lawford, Manningtree, CO11 1UN

RENT

£16,000
per annum

AVAILABLE AREA

1,950 sq ft
[181.16 sq m]

IN BRIEF

- » Mezzanine / Storage Area
- » Loading Door & Forecourt
- » Popular Business Location
- » Easy Access To A120 and Travel Links

LOCATION

This popular industrial development is situated approximately 1/2 mile to the west of Manningtree in an established industrial area with direct access into the B1352 (Station Road) which links to the A137 leading to Colchester and Ipswich which are approximately 9 miles distant. Manningtree railway station with frequent train services to Ipswich and London (Liverpool Street) is close by.

DESCRIPTION/ SPECIFICATION

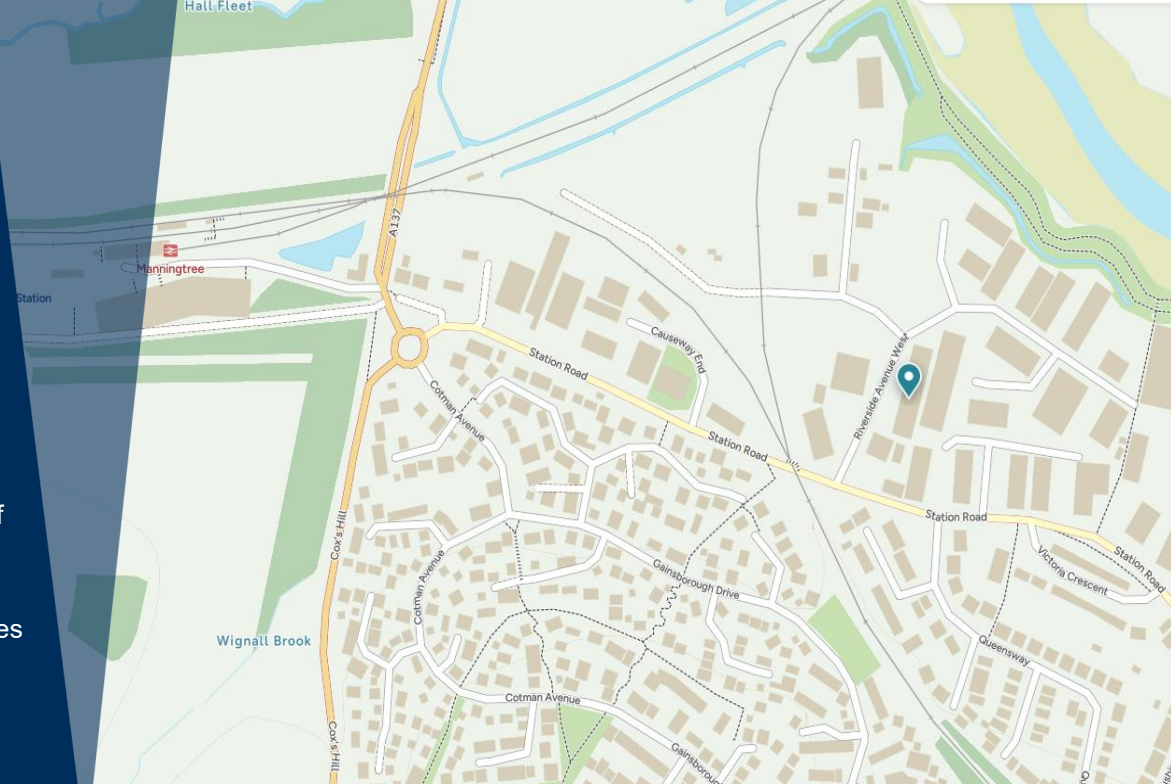
- » 3 Phase Power Supply
- » Roller shutter door (3m x 4m)
- » WC Facilities
- » LED Lighting
- » Mezzanine Floor
- » Forecourt For Loading / Unloading

The unit is of steel portal frame construction with brick and profile steel elevations beneath a pitched roof. A full-height roller shutter door (approx. 3m wide x 4m high) provides access to the main warehouse area, which benefits from LED lighting, 3-phase power supply and W/C facilities. A mezzanine floor provides useful additional storage accommodation.

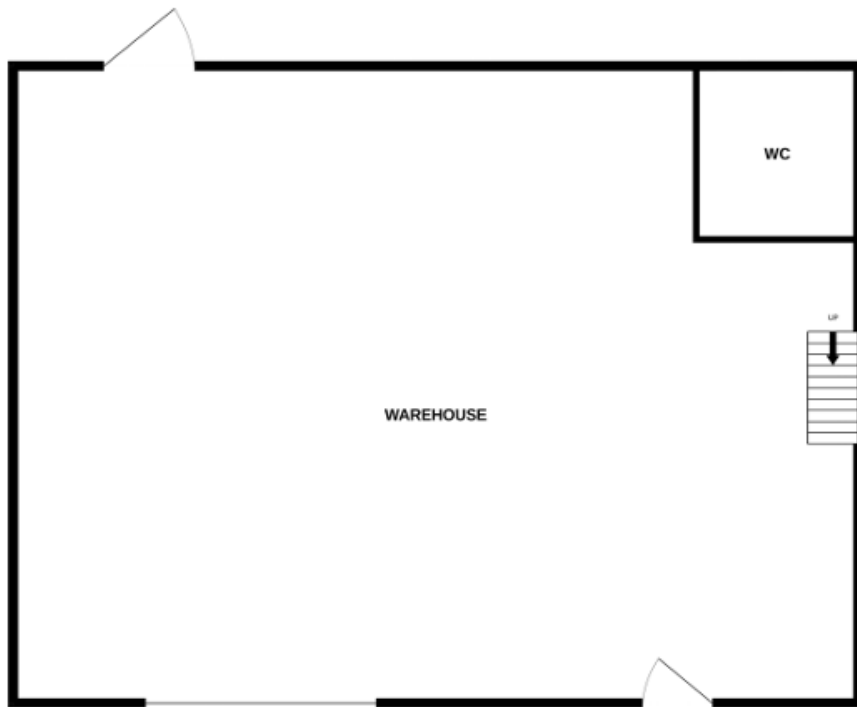
ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- | | | |
|-----------------|-------------|-----------------------|
| » Ground Floor: | 1,580 sq ft | [146.79 sq m] approx. |
| » Mezzanine: | 370 sq ft | [34.44 sq m] approx. |
| » TOTAL: | 1,950 sq ft | [181.16 sq m] approx. |



GROUND FLOOR



1ST FLOOR



TERMS

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £16,000 per annum (no VAT).

SERVICE CHARGE

We are advised that no service charge is applicable

BUSINESS RATES

The property is assessed as follows;

Rateable Value: £11,750

Rates Payable Estimate (2026/27): £5,076

Rates Payable are based upon the current UBR for 2026/27 of £0.432

For rateable values below £12,000 100% small business rates relief may be available.

All interested parties should make their own enquires with the local rating authority in order to verify their rates liability.

BUILDINGS INSURANCE

The landlord is responsible for arranging the buildings insurance with the cost to be recovered from the tenant.

The approx. cost for the current year is £500 plus VAT

PLANNING

All interested parties should make their own enquiries with the Local Planning Authority to establish any requirements for alternative planning permission for their proposed use.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class E (104) of the energy performance assessment scale.

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

VAT

We have been advised that the property is not elected to VAT.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to verify the identity, private residence and source of funds (where applicable) of prospective purchasers and tenants prior to solicitors being instructed. An administration fee is payable, and further details are available upon request.

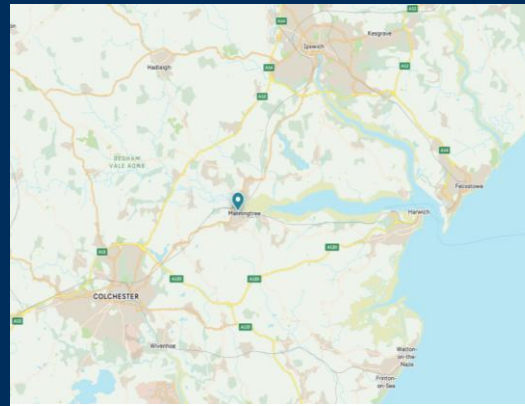
VIEWINGS STRICTLY BY APPOINTMENT VIA SOLE LETTING AGENTS:

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OS licence no: TT000311015

Prospective tenants should note that RICS members and RICS regulated firms must comply with the RICS Code for Leasing Business Premises ([available here](#)). We strongly recommend that all prospective tenants seek professional advice from a qualified surveyor or solicitor before entering in to any legally binding commitment or signing a lease.

Particulars created 14th August 2026

