



AVAILABLE TO LET - UNDERGOING REFURBISHMENT

Detached Two Storey Office Premises With Warehouse / Workshop Area

2 Brunel Court, Brunel Road, Gorse Lane
Ind. Estate, Clacton on Sea, Essex, CO15 4LU

RENT

£29,500
per annum (plus VAT)

AVAILABLE AREA

2,413 sq ft
[224.17 sq m]

IN BRIEF

- » Undergoing Extensive Refurbishment
- » Two Storey Detached Office Building
- » Warehouse / Workshop Area With Shutter Door
- » Nine Allocated Parking Spaces

LOCATION

The premises are positioned towards the south side of Brunel Road on the well established and popular Gorse Lane Industrial Estate which is on the northern outskirts of Clacton on Sea. Easy access is available to Clacton Town Centre, and to the major motorway networks via the Clacton bypass linking into the A120 (Harwich and Stansted Airport) and the A12 linking to the South and the A14 (Felixstowe and the Midlands).

DESCRIPTION

The premises are of steel portal frame construction with brick and block elevations under a plastic-coated corrugated steel roof. Access is provided via personnel door located on the front elevation, leading into a spacious reception/office area. This in turn connects to the warehouse/workshop area and additional office spaces. The ground floor also benefits from a fully equipped kitchen / canteen area, plus additional tea point and WC facilities.

A loading door (approx. 3m wide by 4m high) provides access to the warehouse/workshop area, which benefits from racking throughout with an apex height of approx. 5.8m. On the first floor, the property offers a mixture of open plan and cellular office space, ideally suited to directors offices / boardroom / meeting rooms.

The premises are currently undergoing extensive refurbishment and will benefit from new carpets throughout with underfloor heating in the office areas, a single-phase power supply, LED lighting, and fibre internet connection.

Externally, there are nine allocated car parking spaces, plus loading space in front of the shutter door.

ACCOMMODATION

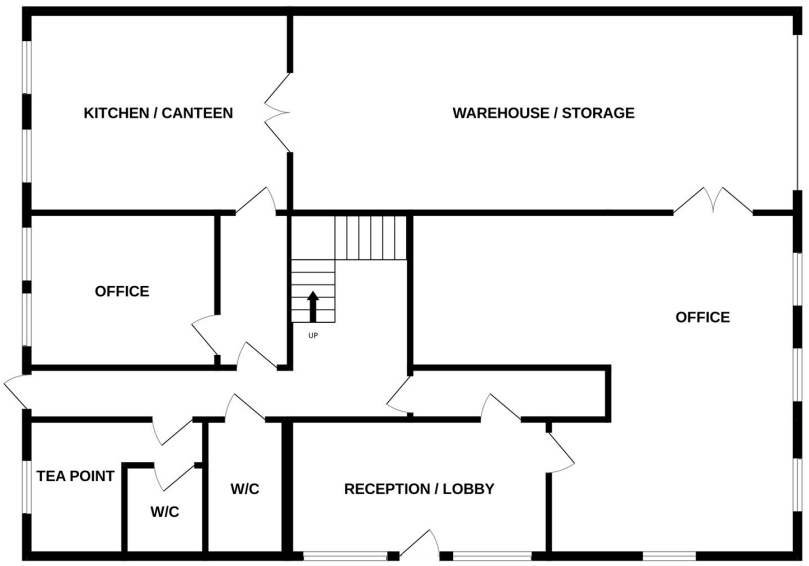
[Approximate Net Internal Floor Areas]

- » Ground Floor: 1,359 sq ft [126.25 sq m] approx.
- » First Floor: 1,054 sq ft [97.92 sq m] approx.
- » Total: 2,413 sq ft [224.17 sq m] approx.

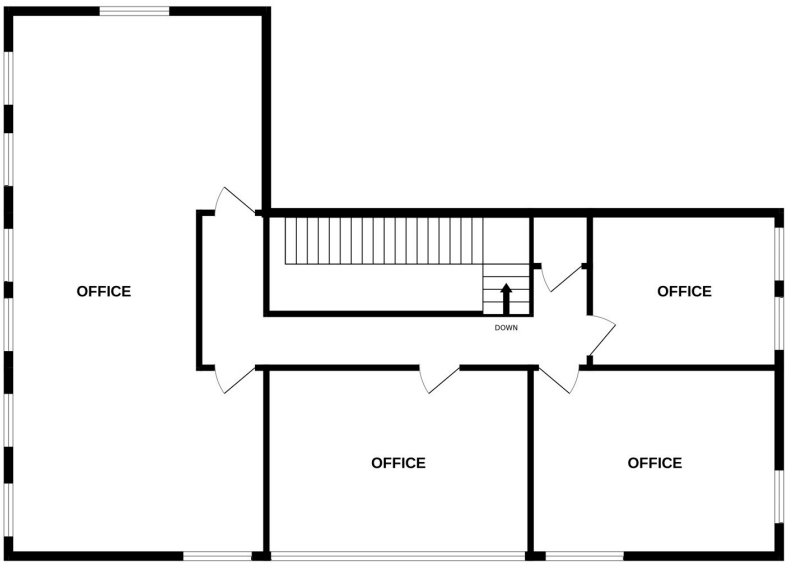


Note: Floor Plans are indicative of the proposed new layout, following internal works to be undertaken by the landlord. Plans are therefore subject to further amendments where required. An internal viewing is strongly advised, once the internal works are completed.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

TERMS

The premises are available to let on a new effective full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £29,500 per annum (plus VAT) payable quarterly in advance.

SERVICE CHARGE

A service charge will be applicable to cover costs of external grounds maintenance / landscaping. Approx. cost for the current year is £1,500 (plus VAT).

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. For the current year the approx. cost is £400 plus VAT.

BUSINESS RATES

We are advised that the premises currently have two separate business rating assessments:

- 2a Brunel Court: RV £5,100
- 2 Brunel Court: RV £11,250

Combined RV therefore approx. £16,350. We therefore estimate rates payable are likely to be in the region of £8,160 per annum.

We recommend all parties make their own direct enquiries with the local rating authority to confirm their liabilities in this regard.

VAT

We are advised that VAT will be applicable. All rents and prices are exclusive of VAT under the Finance Act 1989.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (65) of the energy performance assessment scale.

A full copy of the EPC assessment is available upon request.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

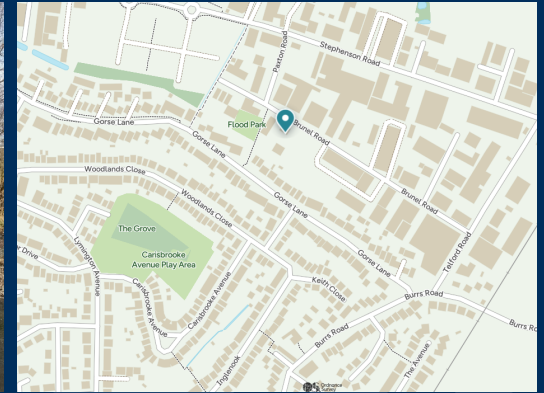
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

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

**Fenn Wright
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Particulars created 11 November 2025

