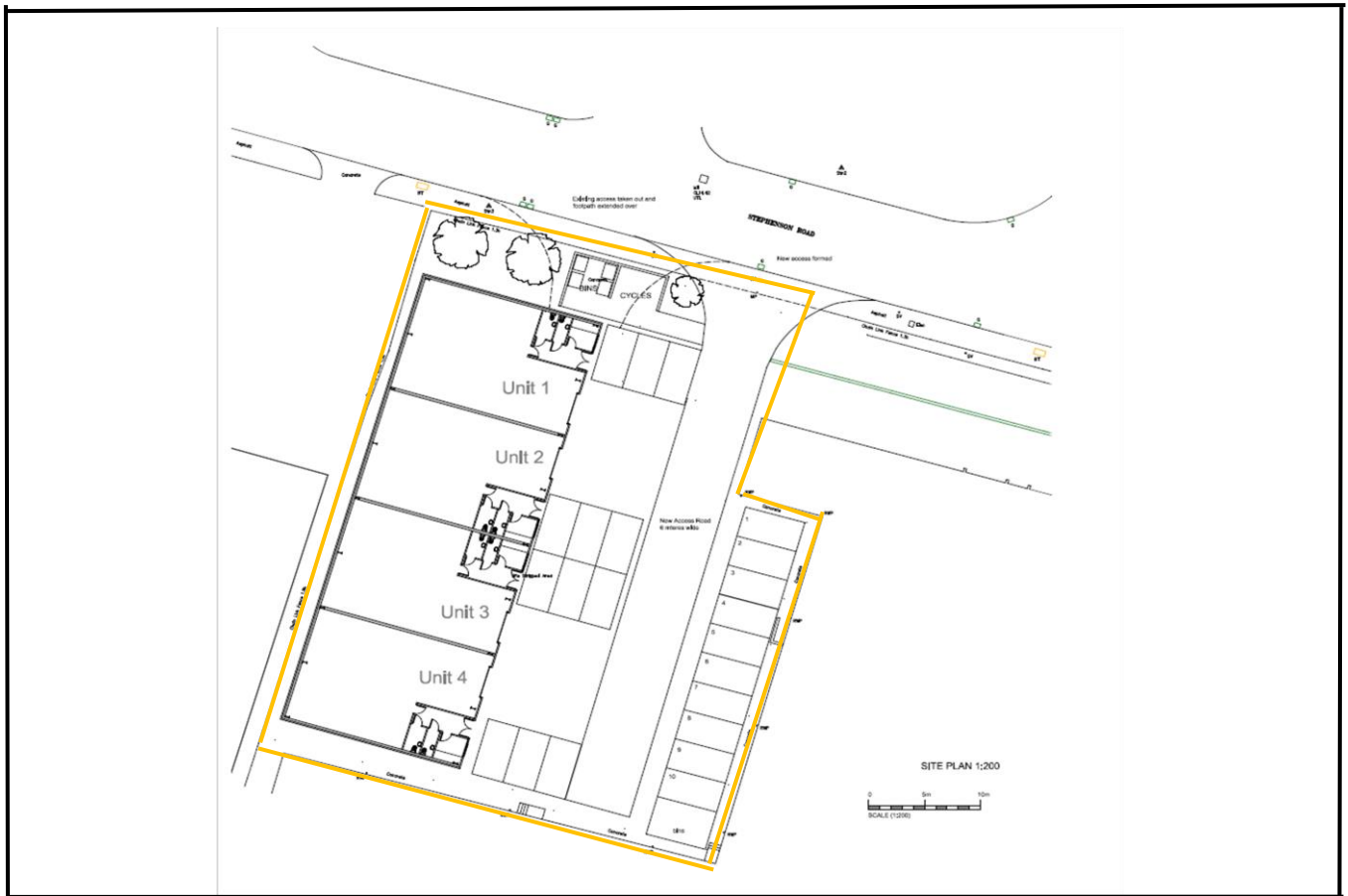


Gorse Lane Industrial Estate, Clacton On Sea, Essex, CO15 4NS



New High Quality Warehouse/Industrial Units To Be Let

2,019sq.ft- 8,076 Sq Ft

- Units from 2,019 sq ft(187.6sq.m)
- 5.5m Eaves Heights
- Highly Prominent Main Road Location
- Good Access To A133 Trunk Road
- Available For Occupation- Q1, 2022



PROPERTY DETAILS

Location

Clacton is a popular and thriving coastal town in Essex with a population of some 50,000, which increases significantly during the busy summer months.

The town is located at the terminus of the A133 trunk road which provides excellent access to Colchester, 15 miles to the west via the A120 and the A14 at Ipswich to the Midlands.

The new development immediately fronts the main estate road on the popular Gorse Lane Industrial estate to the north of the town. The area provides a broad mix of industrial/warehousing and the busy Clacton Factory Outlet which houses a range of national multiples.



Description

The units will be built in a single terrace with forecourt parking/loading and are of steel portal frame construction beneath pitched lined roofs benefiting from 5.5 metres (18 ft) eaves heights, loading doors, 35 KN sq.m floor loading, all mains services, fitted WC and a private office.

The units will be capable of being occupied individually or in multiples.

Accommodation

The property is available as a whole or separately as follows:

Unit 1	2,019sq.ft
Unit 2	2,019sq.ft
Unit 3	2,019sq.ft
Unit 4	<u>2,019sq.ft</u>
Gross External Area	8,076sq.ft (750 sq.m)

Terms

Units will be available individually or in multiples, for a minimum term of 10 years by way of new institutional full repairing leases on terms to be agreed incorporating periodic upward only rent reviews.

Asking Rent

Terms on application.

Town Planning

The property benefits from an established planning consent for planning permission (TEN/21/000486/FULL) for the erection of 4 industrial units for Class B1 (Light Industrial/Class B8 Warehousing and Distribution) use with associated access and parking.

Interested parties are advised to contact Tendring District Council- 01255 686868.

Business Rates

The properties are not yet assessed for rates.

Service Charge

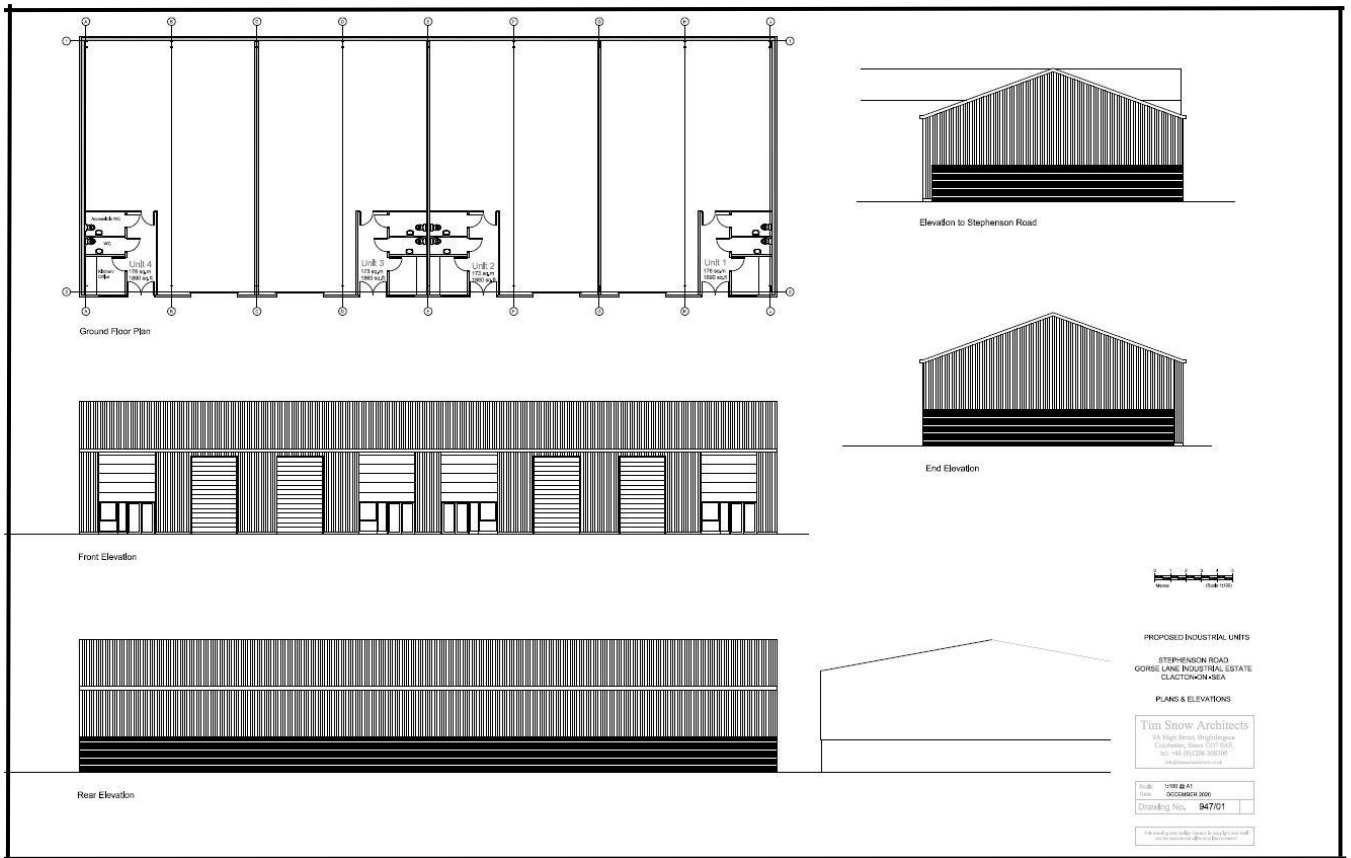
The property is subject to a service charge to cover the costs of maintaining the common parts of the estate. Further details are available upon request.

Legal Fees

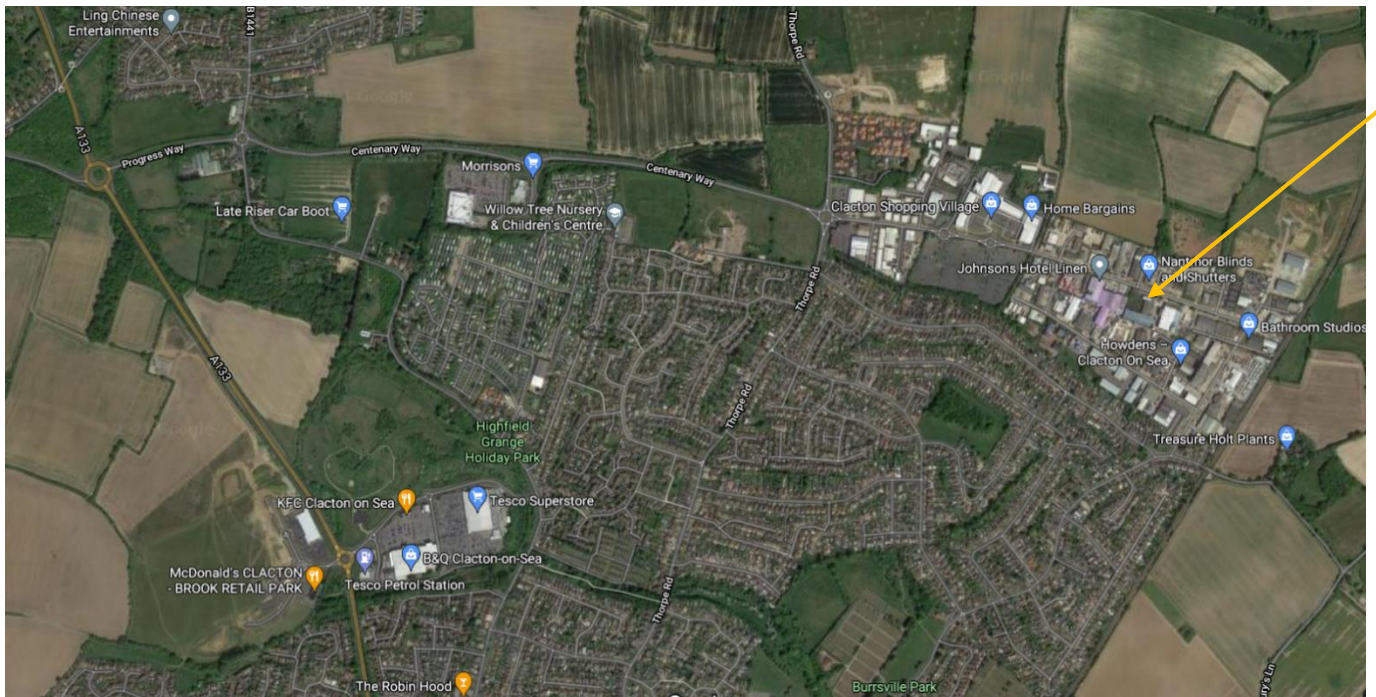
Each party is to bear their own legal costs incurred during the course of any transaction.

Plans

Ground Floor, Front and Rear Elevations



Site Location



For viewings and further details please contact



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