



# TO LET

Prime Retail Unit

2,500 sq.ft

(232.26 sq.m)

Unit 2B, Harwich Gateway Retail Park, Freshfields Road, Parkeston, Harwich, CO12 4EN

- Exceptional trade levels driven by proximity to freight and passenger port
- Ample free parking
- Dedicated Essex catchment
- Tenants include Peacocks, Card Factory, Carpetright, Argos, B&M, Greggs and Domino's

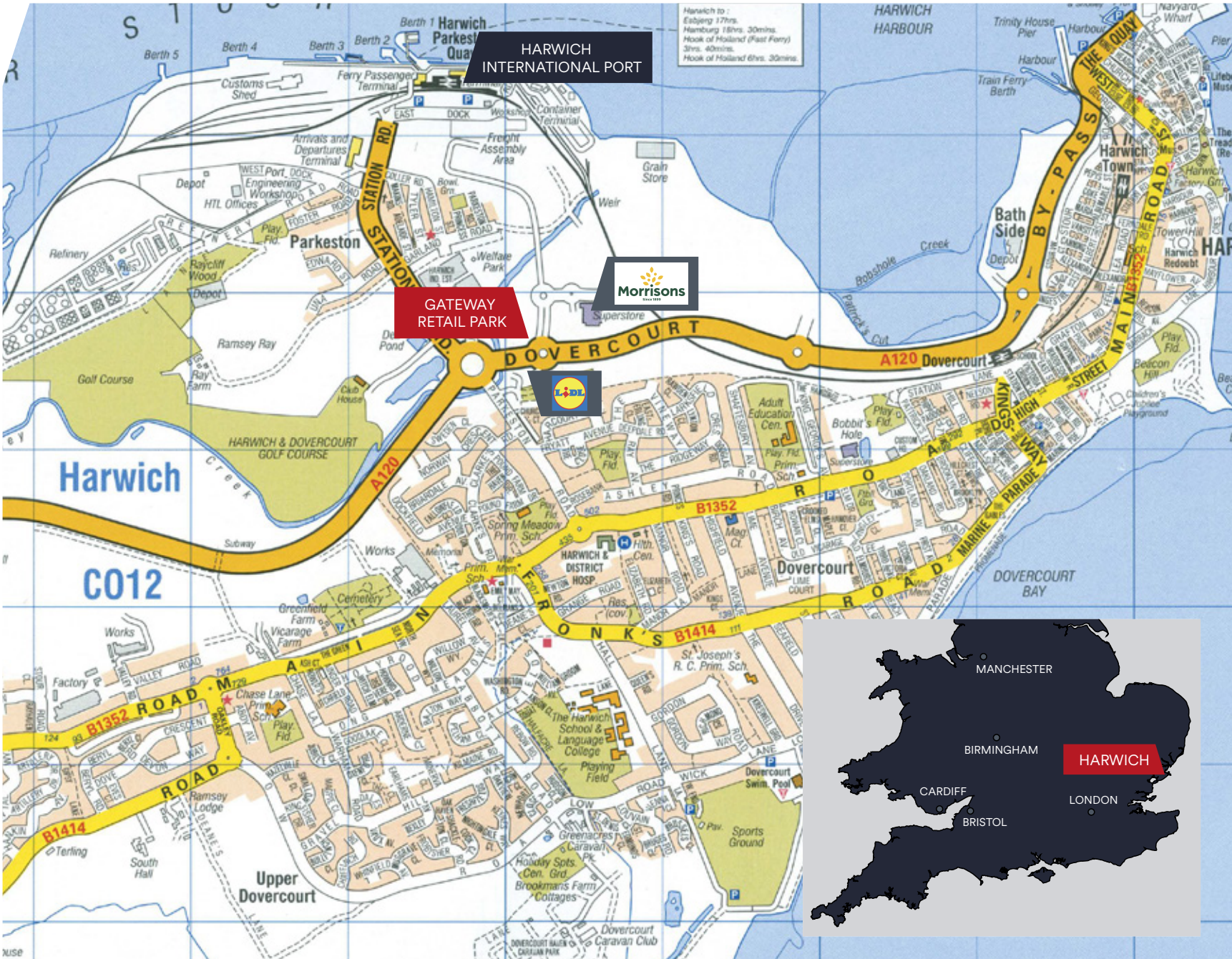
## LCP

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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	2,500	232.70
<b>TOTAL</b>	<b>2,500</b>	<b>232.70</b>

### Description

The property comprises a 2,500 sq ft ground floor retail unit in a recently decorated 'shell' condition, ready for tenant fit out. The unit has a minimum internal eaves height of 6.4m, rising to 8.4m at the apex. As well as ample free parking at the front for customers, tenants will benefit from access to the secure shared service yard at the rear of the property.

### Rent

POA

### Rateable Value

Interested parties are advised to make their own enquiries with the local authority. Rateable Value is subject to change in April 2023.

### Services

Mains electricity, water and drainage are connected to the unit.

### Planning

Part Open A1, Part Bulky Goods planning consent.

### Service Charge & Insurance

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

Further information available upon request.

### Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

### Location - CO12 4EN

Located on the edge of the Essex port town, Harwich Gateway Retail Park is a modern out-of-town shopping destination situated on the Dovercourt Bypass (A120) near the roundabout to Station Road (A136). Occupiers include Peacocks, Carpetright, Argos and B&M. Opposite Lidl and Morrisons foodstores. Harwich International Port is located half-a-mile to the north.



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31383 NOVEMBER 2022

### Viewing

Strictly via prior appointment with the appointed agents:

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