



MOVE IN BY END OF JAN - 50% DISCOUNT ON FIRST YEARS RENT*

**Subject to lease terms and tenant credit checks*

Available TO LET or FOR SALE - Well Presented Workshop with Generous Forecourt Area

**Vehicle Body Repair Premises,
Riverside Avenue West, Lawford, CO11 1UN**

AVAILABLE AREA

3,616 sq ft

[335.9 sq m]

RENT

£29,950
per annum

SALE

£375,000
(no VAT)

IN BRIEF

- » Workshop With Office And Parking
- » Operational Spray Bake Oven And HVO Heating System
- » Ideally Suited To Body Repair / Detailing Occupiers
- » Generous Forecourt For Parking
- » Established Business Location

LOCATION

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

DESCRIPTION

A semi-detached unit of steel portal frame construction with brick and blockwork elevations under a pitched and insulated roof incorporating translucent roof lights.

The unit comprises an open plan workshop area and is accessed via two roller shutter loading doors situated on the front elevation, measuring approx. 3.7m wide x 3.6m high and 3.9m wide x 3.6m high. Adjacent to the roller shutters is a separate personnel entrance, leading into a reception area, which in turn provides access to a further office and the main workshop. The unit also benefits from a rear store room, WC facility and tea point.

A key feature of the unit is a fully operational Spray Bake Oven, measuring approximately 7.2m x 4.2m with a height of 3.0m. The unit also benefits from LED tube lighting, three-phase power supply, compressed air ring main (but no compressor unit), and a hydrotreated vegetable oil (HVO) heater.

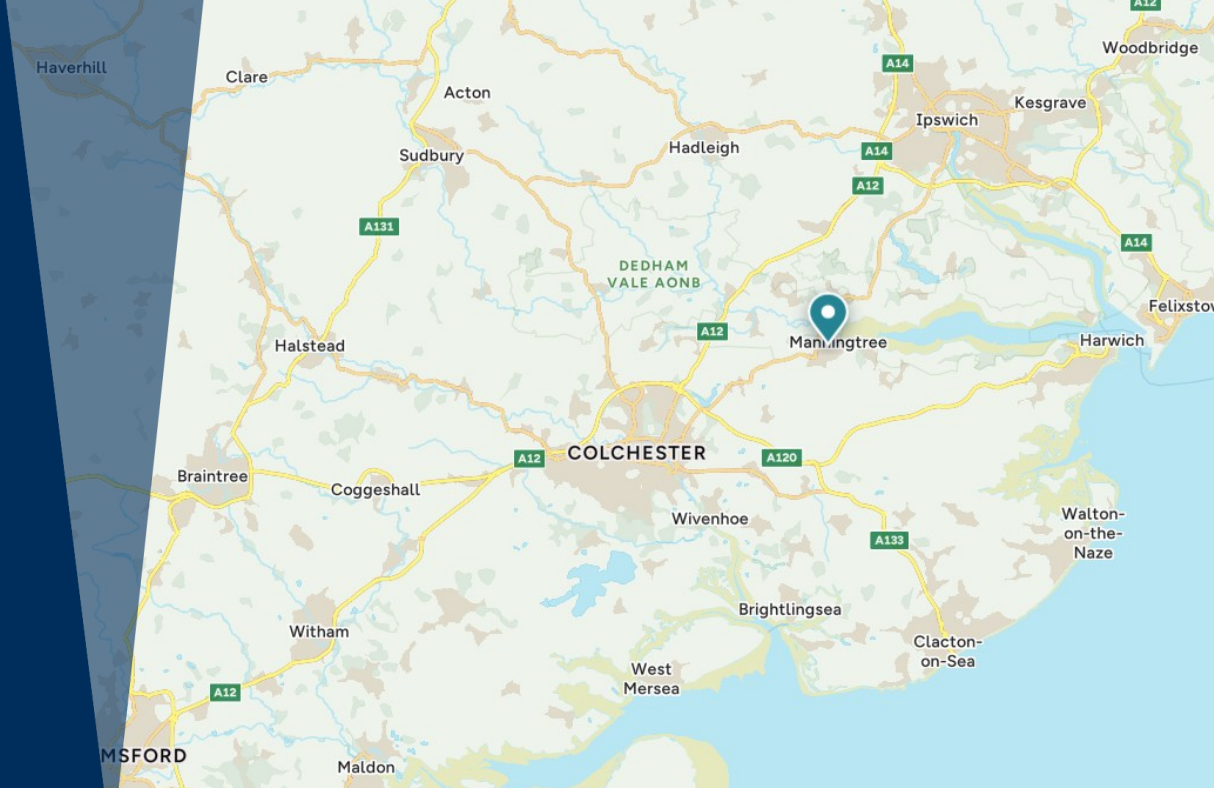
Externally, the property offers a generous forecourt area, providing ample space for parking and loading/unloading.

The unit is ideally suited for body repair or car detailing operators.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Total: **3,616 sq ft [335.93 sq m] approx.**





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.
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TERMS

The premises are available to let on a new full repairing and insuring Law Society lease, with lease length and terms to be agreed (minimum lease term 5 years), at a rent of £29,950 per annum (no VAT), payable monthly in advance.

If a tenant moves in before the end of January, the first year will be charged at a 'half-rent' (subject to lease terms, tenant covenant and tenant credit checks).

Alternatively, the premises are available for sale freehold with vacant possession, at a guide price of £375,000 (no VAT).

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. Tenant's are to be responsible for their own contents and other liability insurances.

SERVICE CHARGE

We are advised that there is no service charge.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £19,500. We therefore estimate that the rates payable are likely to be in the region of £9,730.50 per annum.

Effective 1st April 2026, the RV will be £22,000.

Interested parties are advised to make their own enquiries direct with the local rating authority, to confirm their liabilities in this regard.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class E (119) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

VAT

We are advised that VAT is not applicable.

PERMITTED USE

We are advised that the property has been used as a car body repair centre for the past 30+ years. The landlord is ideally seeking a similar use for the space. Alternative uses may be considered, on a case-by-case basis. Interested parties are further advised that they will be responsible for checking with the local planning authority whether their proposed uses would be permitted.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

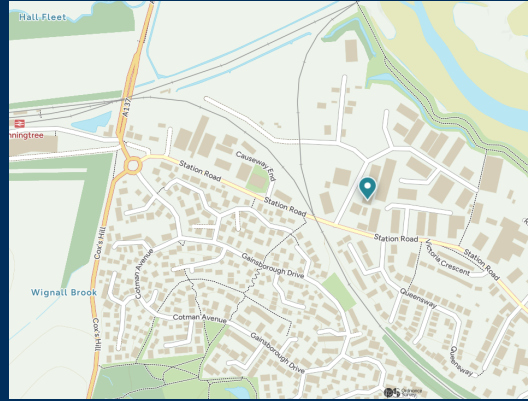
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenant or buyers identity prior to the instruction of solicitors.

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

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Particulars created 7 January 2026

