



**AVAILABLE TO LET**

Light Industrial / Warehouse Premises

28 Morses Lane Industrial Estate,  
Brightlingsea, Essex, CO7 0SF

**RENT**

£33,000  
per annum (no VAT)

**AVAILABLE AREA**

3,756 sq ft  
[348.9 sq m]

## IN BRIEF

- » Well Presented
- » Translucent Roof Lights & LED Lighting
- » Reception Office, W/C & Tea Point Facilities
- » Large Mezzanine Floor
- » On Site Car Parking Spaces

## LOCATION

The unit is situated on the popular Morses Lane Industrial Estate on the outskirts of the coastal town of Brightlingsea, approximately 10 miles to the south east of Colchester. Good access is available to the A120, the Port of Harwich, and the A12 which provides links to the M25 and A14.

## DESCRIPTION

The unit is of steel portal frame construction under a pitched roof incorporating translucent roof lights. A personnel door leads to a reception office and WC & kitchenette facilities.

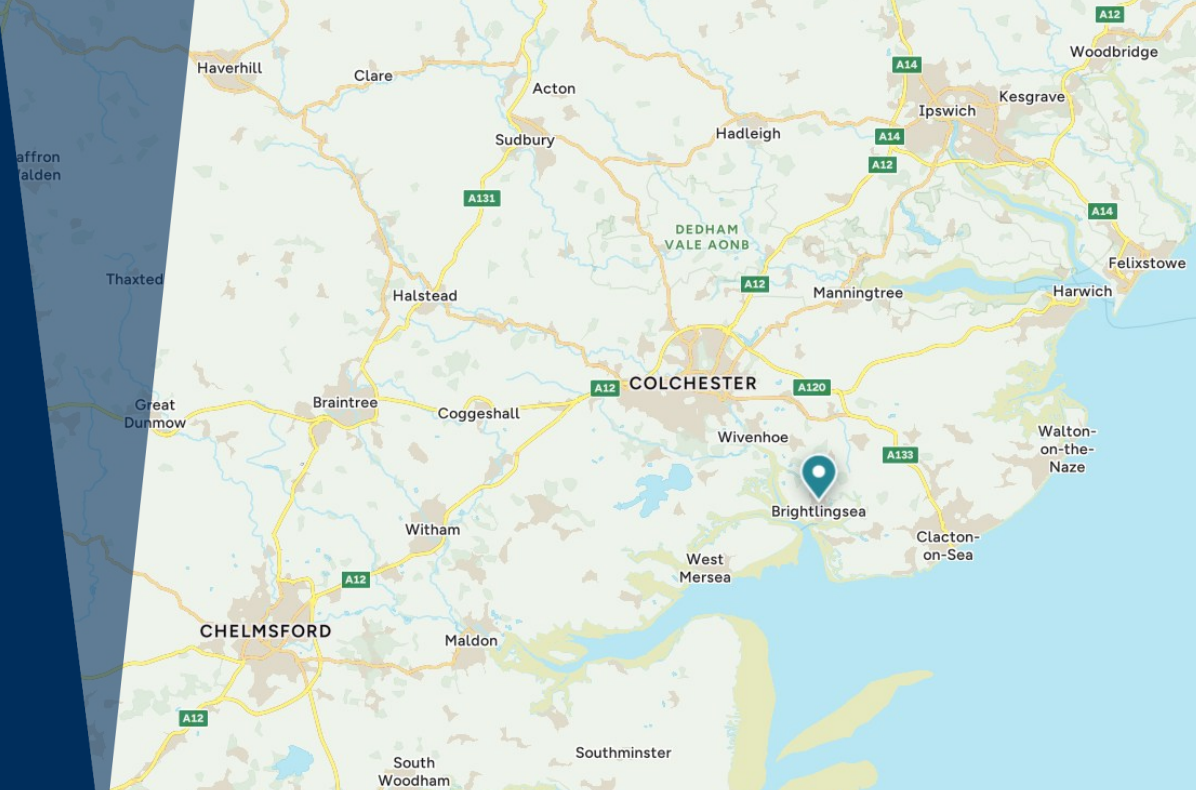
A full height loading door (approx. 3m wide by 3.5m high) provides access to the main industrial area which has an approx. eaves height of 4.5 m & pitch of 5.7 m, LED lighting, 3 phase power and gas supply. There is also a mezzanine floor with office area at the rear.

Externally there is a concrete forecourt area for loading / unloading and on-site parking to the front of the unit.

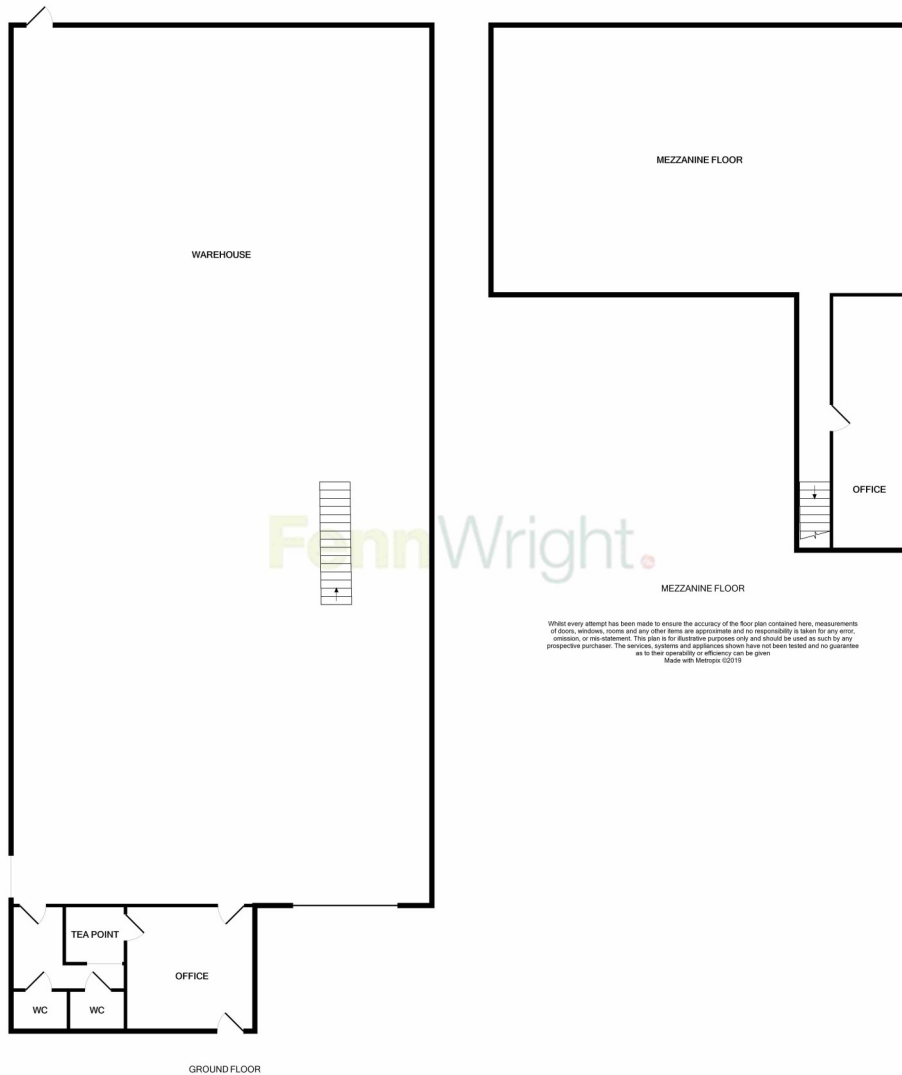
## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Warehouse/Office/Facilities: 3,756 sq ft [348.9 sq m] approx.
- » Mezzanine Floor: 1,242 sq ft [115.4 sq m] approx.
- » Total: 4,998 sq ft [464.3 sq m] approx.



Please note that the images do not represent the current state of the premises and are for illustrative purposes only. We highly recommend scheduling a viewing to accurately assess the property.



## TERMS

The unit is available to let on a new full repairing lease (excluding exterior decoration), for a minimum unbroken term length of three years, at a rent of £33,000 per annum (No VAT). The rent is to be paid quarterly in advance.

## DEPOSIT

A deposit will be required upon completion of the lease. The amount is assessed on a case by case basis and is subject to financial checks confirming the covenant strength of the company taking the lease.

## PLANNING / USE

The unit is suitable for light industrial, trade counter and storage/warehouse use only. Motor trade or leisure related uses are unfortunately not permitted on site.

## SERVICE CHARGE

We are advised that service charge is not applicable.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £19,750, rising to £23,000 with effect from 1st April 2026. Therefore we estimate that the rates payable are likely to be in the region of £9,940 per annum

We recommend all parties make their own direct enquiries with the local rating authority.

## BUILDINGS INSURANCE

The landlord is responsible for arranging the buildings insurance with the cost to be recovered from the tenant. Exact costs are dependent upon the type of business. Contents insurance is the responsibility of the tenant.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (63) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

## VAT

The property is not elected for VAT.

## LEGAL COSTS

Each party will bear their own legal costs.

