



## Telford Business Park

**New High Quality Warehouse/Industrial Units**

From 3,000 to 40,000 ft<sup>2</sup>

Telford Park, Telford Road, Gorse Lane Industrial Estate,  
Clacton-on-Sea, Essex CO15 4LP



## 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 and to Stansted Airport via the A120, the M25 (Junction 26) and the A14 at Ipswich to the Midlands.

Clacton also benefits from direct rail links to London Liverpool Street

with a fastest journey time of around 1 hour 30 minutes.

The site is on the popular Gorse Lane industrial estate to the north of the town, and off of the A133. The area provides a broad mix of industrial and warehousing businesses including the busy Clacton Factory Outlet which houses a range of national multiples including M&S, Home Bargains, JD Sport, Trespass and Burger King.

## Description

The units will be of steel portal frame construction beneath pitched lined roofs with approximate eaves heights of 6 metres (20 ft). They will be fitted with all main services including gas, WC facilities and generous forecourts providing good levels of on site parking and loading/unloading facilities.

## Accommodation

### SITE A

|        |                          |
|--------|--------------------------|
| Unit 1 | 40,000 sq ft (3,716sq.m) |
|--------|--------------------------|

### SITE B

|        |             |
|--------|-------------|
| Unit 1 | 3,000 sq ft |
| Unit 2 | 3,000 sq ft |
| Unit 3 | 3,000 sq ft |
| Unit 4 | 3,000 sq ft |

### SITE B

|        |             |
|--------|-------------|
| Unit 5 | 3,000 sq ft |
| Unit 6 | 3,000 sq ft |
| Unit 7 | 3,000 sq ft |
| Unit 8 | 3,000 sq ft |

|                  |                                   |
|------------------|-----------------------------------|
| <b>Total GIA</b> | <b>24,000 sq ft (2,229.6sq.m)</b> |
|------------------|-----------------------------------|

Interested parties should note that Units 1-4 and 5-8 can be occupied in multiples from 3,000 - 12,000sq.ft.

## Specification

- Steel Portal Frame Construction
- Insulated Corrugated Steel Composite Elevations
- 6m Eaves Heights
- Loading Doors
- Forecourt Parking/Loading
- Floor Loading 35 kN per m<sup>2</sup>
- Adjacent yards available

## Terms

Freehold and Leasehold.

Units will be available 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.

The Landlord will let or sell the units in multiples or separately (Please see the Schedule for availability).

Asking rents or freehold prices are available upon request and are exclusive of VAT.

## Business Rates

The properties are not yet assessed for business rates.

## Service Charge

A service charge will be levied to cover the costs of maintaining the common parts including lighting, landscaping and insurance. Further information is available on request.

## Town Planning

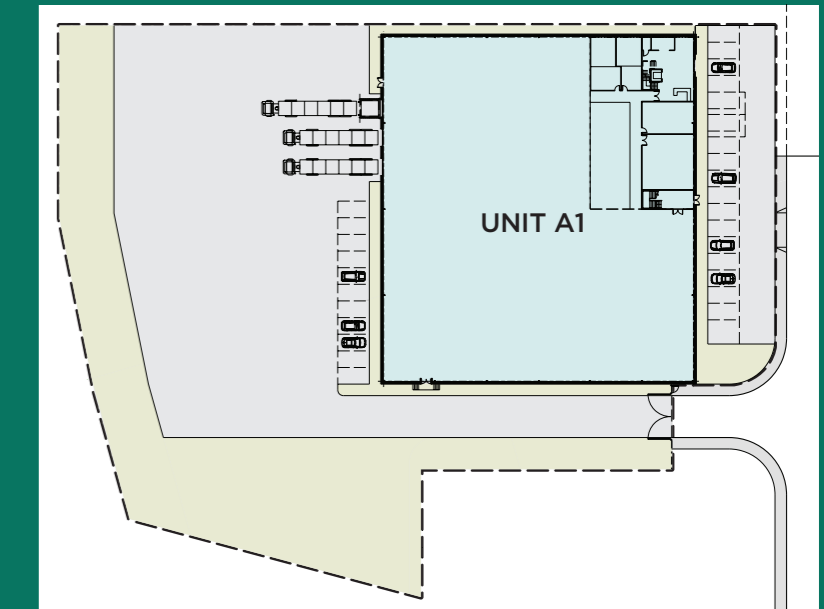
Detailed Planning permission has been granted for B2 (General Industrial) and Class B8 (Warehouse/Distribution) uses - reference 13/00603/DETAIL.

Interested parties should contact Tendring District Council on 01255 686868.

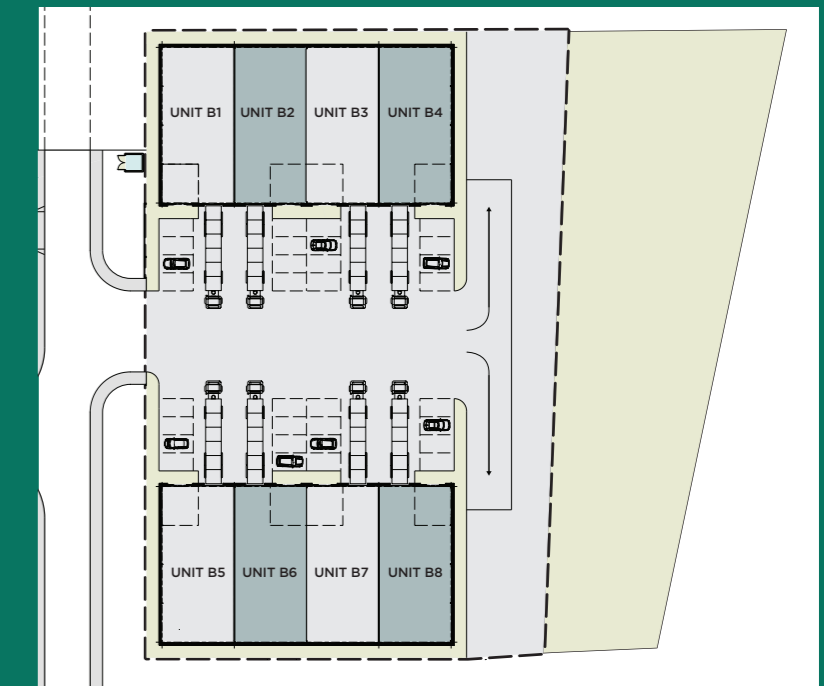
## Legal Costs

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

### Site A



### Site B



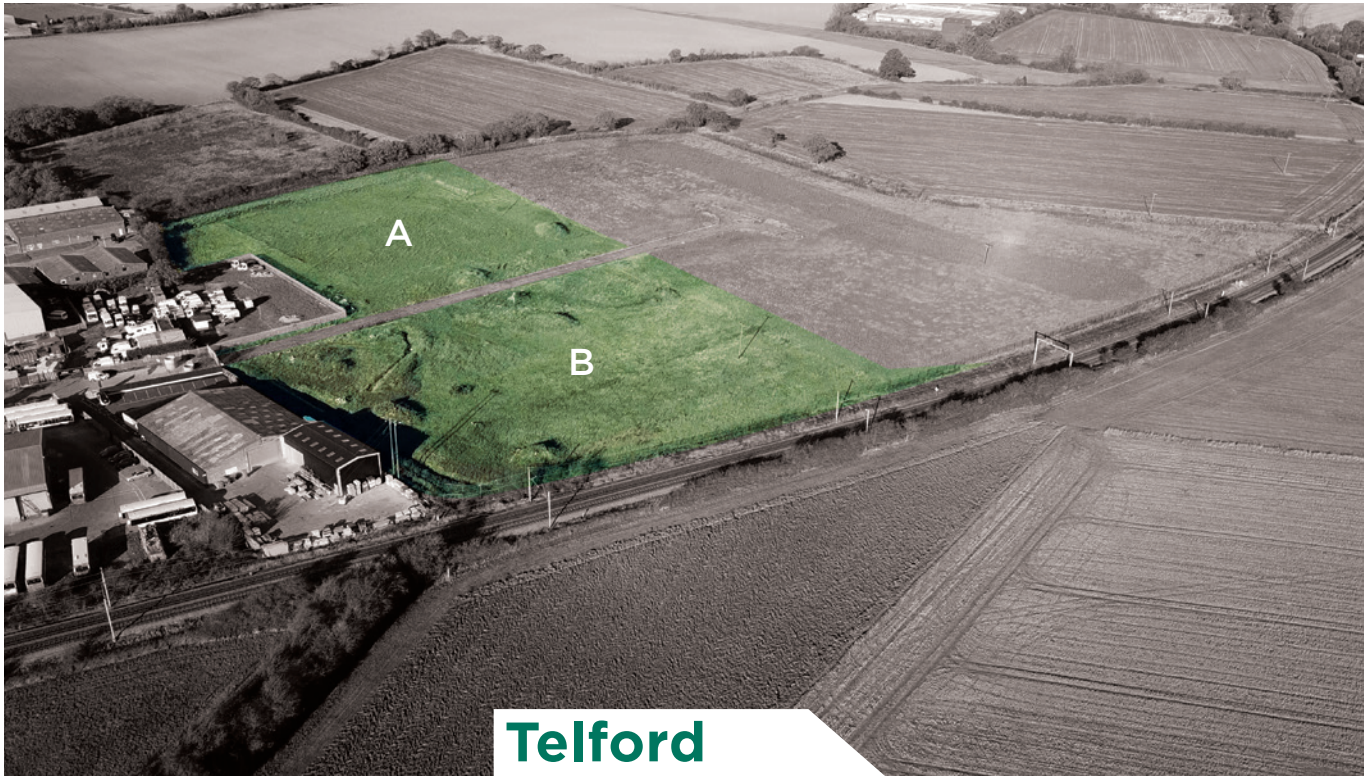
Further information available upon request



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## Telford Business Park



### All Enquiries

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### Travel Distances

|                         |          |
|-------------------------|----------|
| <b>Colchester</b>       | 15 miles |
| <b>Harwich Port</b>     | 17 miles |
| <b>Stansted Airport</b> | 50 miles |
| <b>London M25</b>       | 85 miles |

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