

30 Broton Drive, Broton Trading Estate, Halstead, Essex, CO9 1HB



Industrial/  
Warehouse  
Unit with  
Mezzanine  
Floor

## To Let

- £13,250 per annum
- Available immediately
- Located on an established industrial location
- 211.4 sq m (2,276 sq ft)
- EPC Rating: E-120

# Details

## Location

The property is located at the entrance of Broton Drive, a short distance from the High Street which gives access via the A1124 to the A12, which in turn leads the M25 to the South and the A14 to the North. The A120 to the West gives access to the M11 and Stansted Airport.

## Description

The property is of a brick and block construction, with steel profile clad finishes.

The unit benefits from a full height roller shutter door and separate personnel access. Internally the unit is arranged to provide warehouse / workshop / storage space with internal offices and kitchenette. There is a mezzanine floor in place over approximately 3/4 of the ground floor providing further office accommodation .

## Accommodation

Warehouse / workshop	125.6 sq.m.	(1,352 sq.ft.)
Mezzanine offices	85.8 sq.m.	( 924 sq.ft.)
<b>TOTAL</b>	<b>211.4 sq.m.</b>	<b>(2,276sq.ft.)</b>

## Business Rates

From the Local Rating Authority we understand that the premises are assessed as follows:

Rateable value	£8,100
Approx. rates payable (2019/20)	£3,977.10 pa

The majority of prospective tenants are likely to benefit from additional small business rates relief and are advised to contact Colchester Borough Council to confirm this information.

## Terms

The property is available to let on new effective full repairing and insuring terms for a minimum of 5 years at £13,250 per annum. An additional insurance contribution will be levied. We understand the property is not elected to VAT.

## Legal Fees

Each party is to be responsible for their own legal fees incurred during this transaction.

## Viewing

Strictly by prior appointment with the sole agents:

### Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RS

Contact:

James Angel

T. 01206 216558

E. [jda@fennwright.co.uk](mailto:jda@fennwright.co.uk)

## For further information

# 01206 216 565

## fennwright.co.uk

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Particulars for 30 Broton Drive, Halstead, Essex, CO9 1HB

