



AVAILABLE FOR SALE FREEHOLD

Manufacturing / Industrial Premises With Offices & Large Yard

High Birch Farm, High Birch Road,
Weeley Heath, Clacton-On-Sea, CO16 9BU

SALE

£1,795,000
plus VAT

AVAILABLE AREA

24,074 sq ft
[2,236.6 sq m]

IN BRIEF

- » Well Presented Manufacturing / Industrial Premises
- » Detached Building On A Site Of Approx. 1.72 Acres
- » Well Presented Modern Offices / Showroom
- » Separate Yard, Approx. 0.55 Acres.
- » Rural Location With Easy Access to A133, A120 and A12

LOCATION

The premises are located in Weeley Heath with easy access to the A133 providing routes to Colchester, Clacton-on-Sea, and the A12 for London. Weeley station is conveniently located within a 5 minute drive with direct connections to Colchester, Frinton and Walton-on-the-Naze. The surrounding area of Weeley Heath offers a peaceful setting, while still ensuring that essential services and more extensive amenities are within easy reach.

DESCRIPTION

The premises comprise a detached industrial / warehouse building (circa 1990's) with a side office extension (constructed in 2011) and a mezzanine floor. The main warehouse / production area is accessed via a dock level loading door and has three phase power and LED lighting. Additionally, there is ground-level access to an ancillary storage area. The office / showroom extension provides an impressive modern environment with glazed offices, WC's and kitchenette facilities (Klargester sewage system) with underfloor heating (not tested) and dedicated fibre internet line. A fire and intruder alarm system is installed (ADT).

Furthermore, the property benefits from a self contained area of land at the rear (approx. 0.55 acres), providing ample outdoor storage, parking, or the potential to construct another building (STP).

Adjacent to the building, there is ample parking and loading / unloading areas.

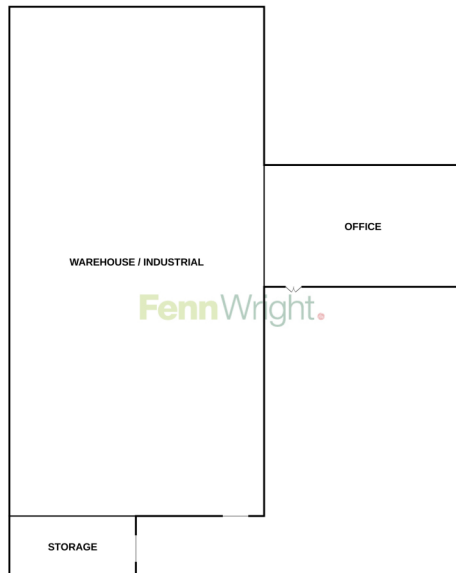
ACCOMMODATION

[Approximate Gross Internal Floor Areas]

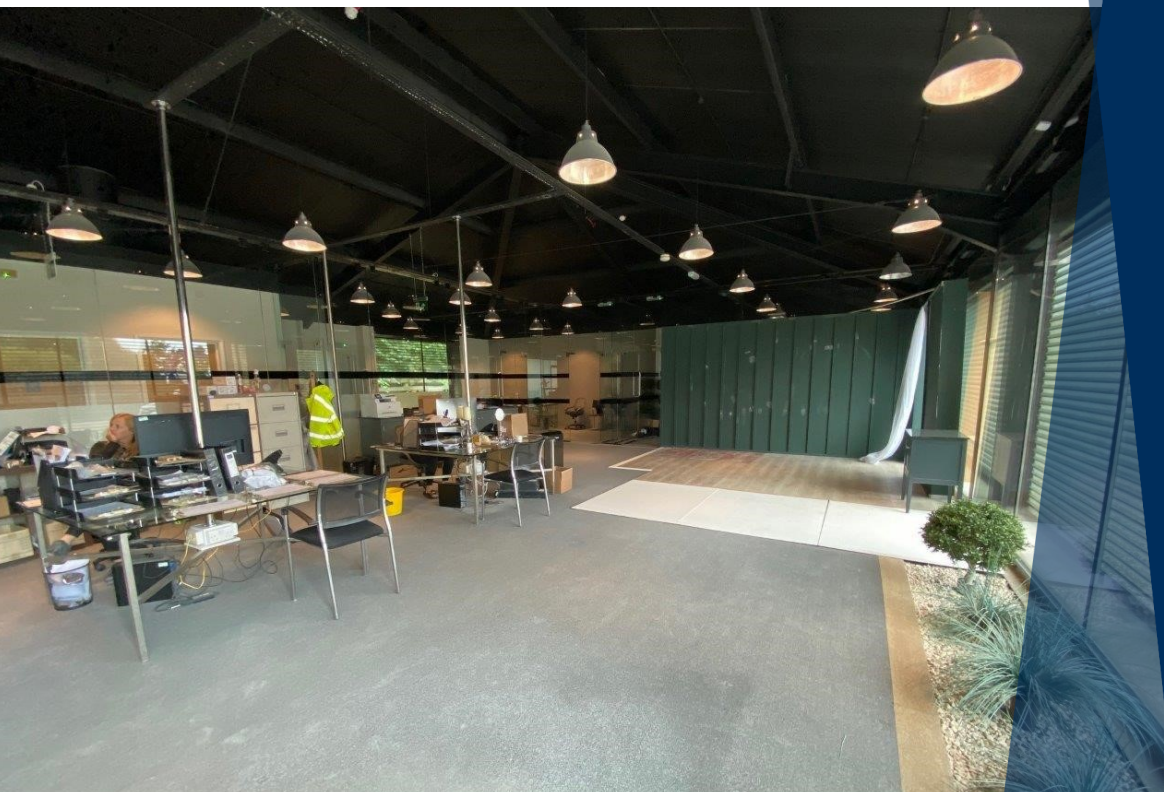
- » Warehouse/Manufacturing: 12,959 sq ft [1,203.9 sq m] approx.
- » Offices/Showroom: 2,282 sq ft [212.0 sq m] approx.
- » Mezzanine Floor: 8,834 sq ft [820.7 sq m] approx.
- » Total: 24,075 sq ft [2,236.6 sq m] approx.

Note: Total site area approx. 1.72 Acres (measured via Edozo).





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any misinterpretation or misquoting. 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.
Issued with Mortgage C1242



TERMS

The premises are available For Sale Freehold at £1,795,000 plus VAT.

SERVICE CHARGE

We are advised that no service charge is applicable.

BUSINESS RATES

We have been informed that the premises have two rating assessments with a combined rateable value of £66,500. We therefore estimate that the rates payable are likely to be in the region of £36,350 per annum.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C(72) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report will be made available from our office upon request.

PLANNING

We are advised that the premises have been used for manufacturing, storage, distribution, offices, and showroom purposes since 2010 (B2 & B8). We are also advised that the 0.55 acre site at the rear of the property has planning permission for c.5,500 sq ft of B2 & B8 business units.

Interested parties are advised to make their own planning enquiries direct with the Tendring District Council planning department.

VAT

We are advised that VAT is applicable at the prevailing rate. All prices quoted are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identify, residence and source of funds prior to instructing solicitors.

**VIEWINGS STRICTLY BY APPOINTMENT
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OS licence no: TT000311015

Particulars created 10 September 2024

Fenn Wright

