



AVAILABLE FOR SALE FREEHOLD

Impressive Detached Warehouse on a Fenced & Gated Site

Oaktree Works, Brunel Road, Gorse Lane Ind. Estate, Clacton-on-Sea, CO15 4LU

SALE

£595,000
[no VAT]

AVAILABLE AREA

6,643 sq ft
[617.1 sq m]

IN BRIEF

- » Detached Industrial / Warehouse Unit
- » Ground and First Floor Offices With WC & Staff Facilities
- » Fenced and Gated Site, with Concrete Forecourt & Parking
- » Established Business Location With Access to A120, A12 & A14
- » Available for Occupation September 2025

LOCATION

The premises are positioned on the south side of Brunel Road, opposite its junction with Paxton Road on the well established and popular Gorse Lane Industrial Estate which is on the northern outskirts of Clacton on Sea. Easy access is available to the Town Centre, and to the major motorway networks via the Clacton bypass linking into the A120 (Harwich and Stansted Airport) and the A12 linking to the South and the A14 (Felixstowe and the Midlands).

DESCRIPTION

The unit is a detached warehouse of steel portal frame construction with part brick and part profile metal clad elevations under a pitched insulated roof incorporating translucent roof lights. Access to the warehouse is provided via two large roller shutter loading doors (approx. 3.6m wide by 4m high). The unit offers a generous internal clearance, with an eaves height of approx. 3.9m and an apex height of approx. 5.4m.

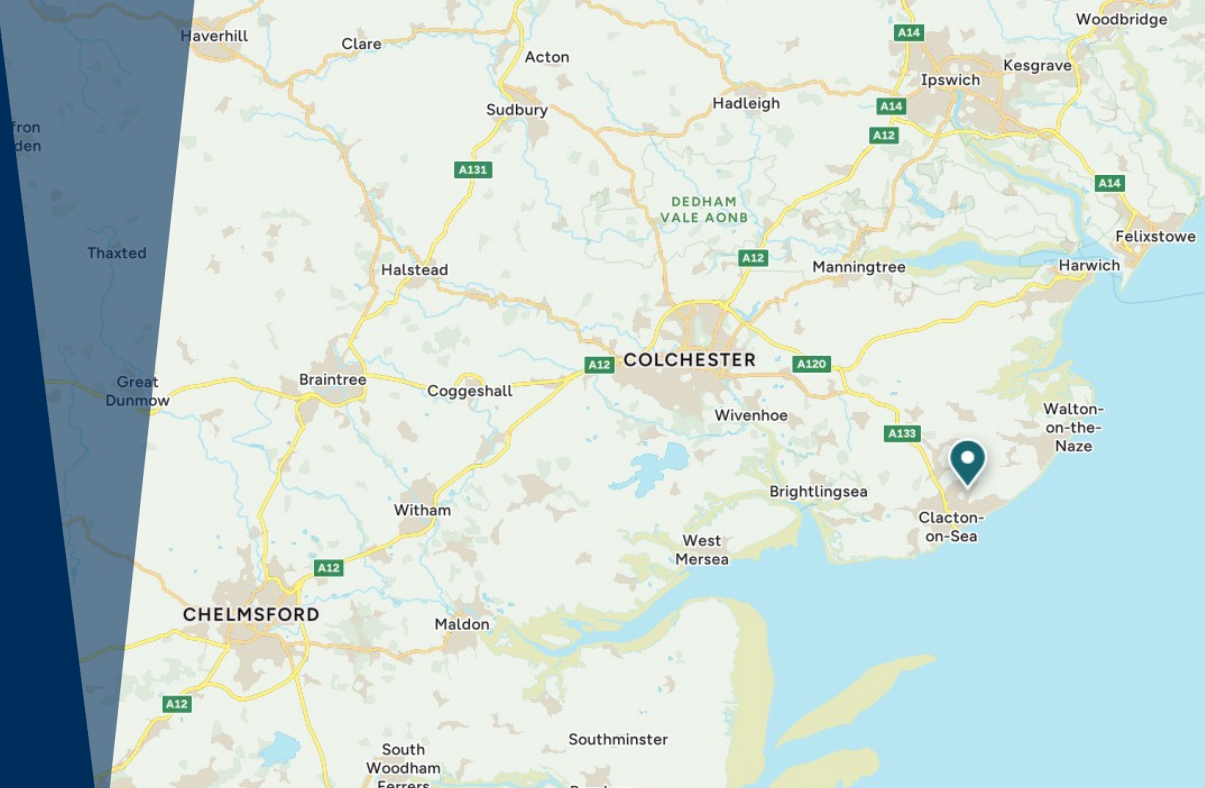
The warehouse is split into two sections, and is predominantly open-plan and benefits from a mix of both LED and fluorescent tube lighting. A steel-framed mezzanine floor provides additional storage space. Stairs lead to a first-floor office and staff room, while a separate personnel entrance gives access to the ground floor office and WC facilities.

Externally, the unit is contained within its own fenced & gated site, offering ample parking and loading / unloading space.

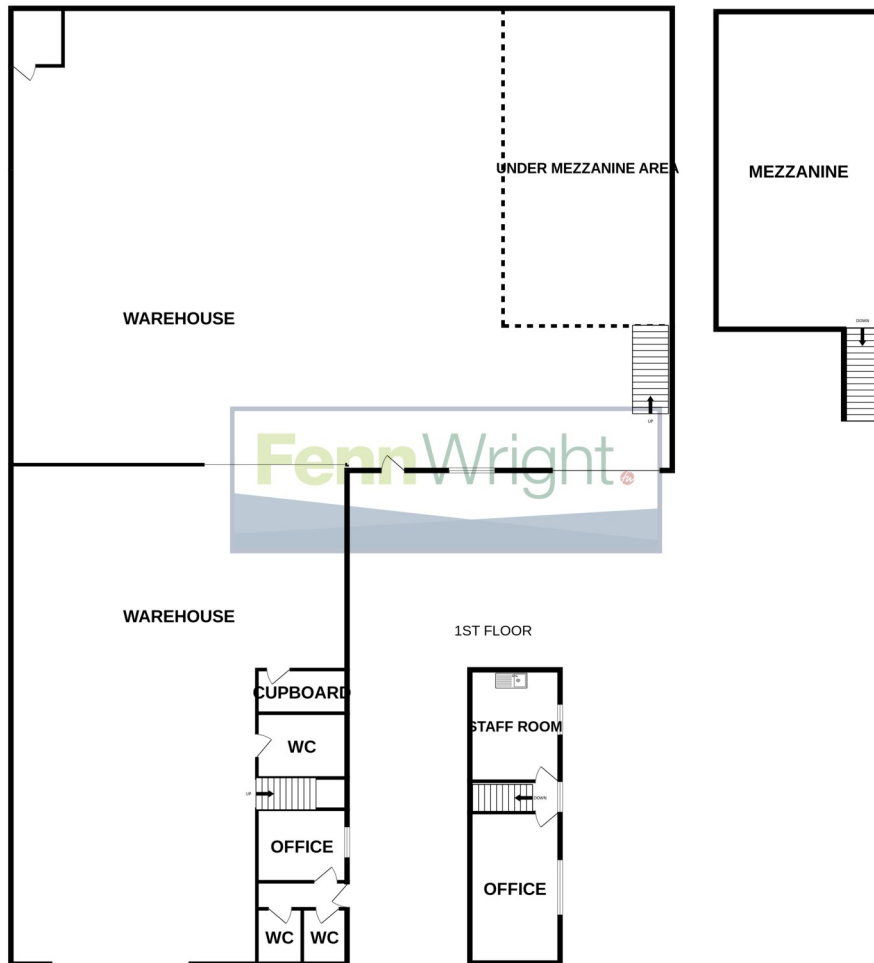
ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- | | | |
|-----------------|-------------|----------------------|
| » Ground Floor: | 5,642 sq ft | [524.1 sq m] approx. |
| » First Floor: | 356 sq ft | [33.0 sq m] approx. |
| » Mezzanine: | 645 sq ft | [59.9 sq m] approx. |
| » Total: | 6,643 sq ft | [617.1 sq m] approx. |



GROUND FLOOR



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 for sale freehold with vacant possession, at a guide price of £595,000 (no VAT).

Title Number: EX924576.

We are advised that VAT will not be applicable.

SERVICE CHARGE

We are advised that there is no service charge applicable.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £31,000. We estimate that the rates payable are therefore likely to be in the region of £15,469 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 E (120) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

LEGAL COSTS

Each party will bear their own legal costs.

VAT

We have been advised that the premises are not elected for VAT.

ANTI-MONEY LAUNDERING REGULATIONS

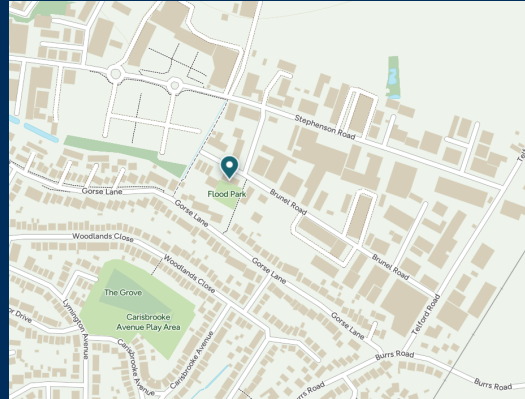
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**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

Fenn Wright
882 The Crescent
Colchester Business Park
Colchester
Essex CO4 9YQ

Contact:
T: 01206 854545
E: colchestercommercial@fennwright.co.uk

fennwright.co.uk
01206 854545



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Particulars created 29 April 2025

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