

AVAILABLE TO LET

Light Industrial / Storage Unit With Direct Access to A12

Unit L, Gun Hill Trading Estate,
Ipswich Road, Dedham, CO7 6HR

RENT

£675

pcm (plus VAT)

AVAILABLE AREA

776 sq ft

[72.1 sq m]

IN BRIEF

- » Situated On A Fenced & Gated Site
- » Timber-Clad Warehouse with Insulated Pitched Roof
- » Large Roller Shutter Door (Approx. 3.03m W x 2.73m H)
- » On-Site Parking
- » Excellent A12 Access

LOCATION

Gun Hill Trading Estate is very well located on the outskirts of Dedham, approximately 4 miles from Colchester and 8 miles from Ipswich. The site is fenced and gated.

Conveniently situated next to the A12 between junctions 29 and 30, the site offers fast access to the East Coast ports of Harwich and Felixstowe, Stansted Airport, as well as the A14 and M25.

DESCRIPTION

Access to the warehouse area is provided via a large roller shutter loading door, measuring approx. 3.0m wide by 2.7m high, in addition to a separate personnel door.

The warehouse area benefits from a pitched and insulated profile sheet metal roof, with approx. eaves height of 2.6m and an apex height of 4.4m. The warehouse benefits from fluorescent tube lighting and a single-phase electrical supply and is ideally suited for storage use or similar light industrial purposes.

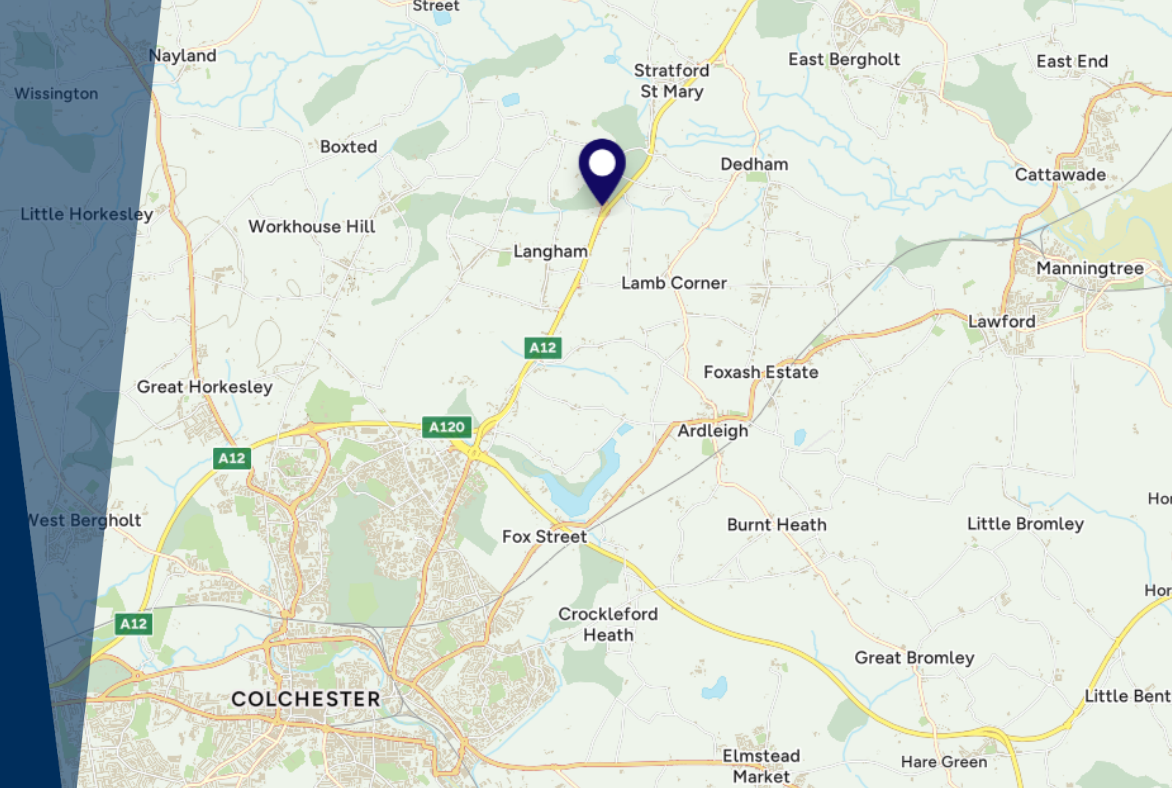
Communal tea point and WC facilities are available on site.

Externally, unallocated parking is available within the main car park on site.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Unit L: 776 sq ft [72.1 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not listed and do not constitute as to their operability or efficiency can be given. Made with Metropix ©2025



TERMS

The premises are available for a minimum term of 12 months on a simple licence agreement, at a rent of £675 per month plus VAT.

SERVICE CHARGE

A service charge, equivalent to 10% of the rent, is applicable to cover; maintenance of the estate communal areas, landscaping, lighting, security and car parking areas. The cost for the current year is £810 plus VAT.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. Tenant's are to be responsible for their own contents and other liability insurances.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £3,000.

For rateable values below £12,000, 100% small business rate relief may be available, subject to eligibility.

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

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (84) of the energy performance assessment scale.

A full copy of the EPC assessment is available upon request.

VAT

VAT will be applicable on the rent and service charge.

All rents and prices are exclusive of VAT under the Finance Act 1989.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

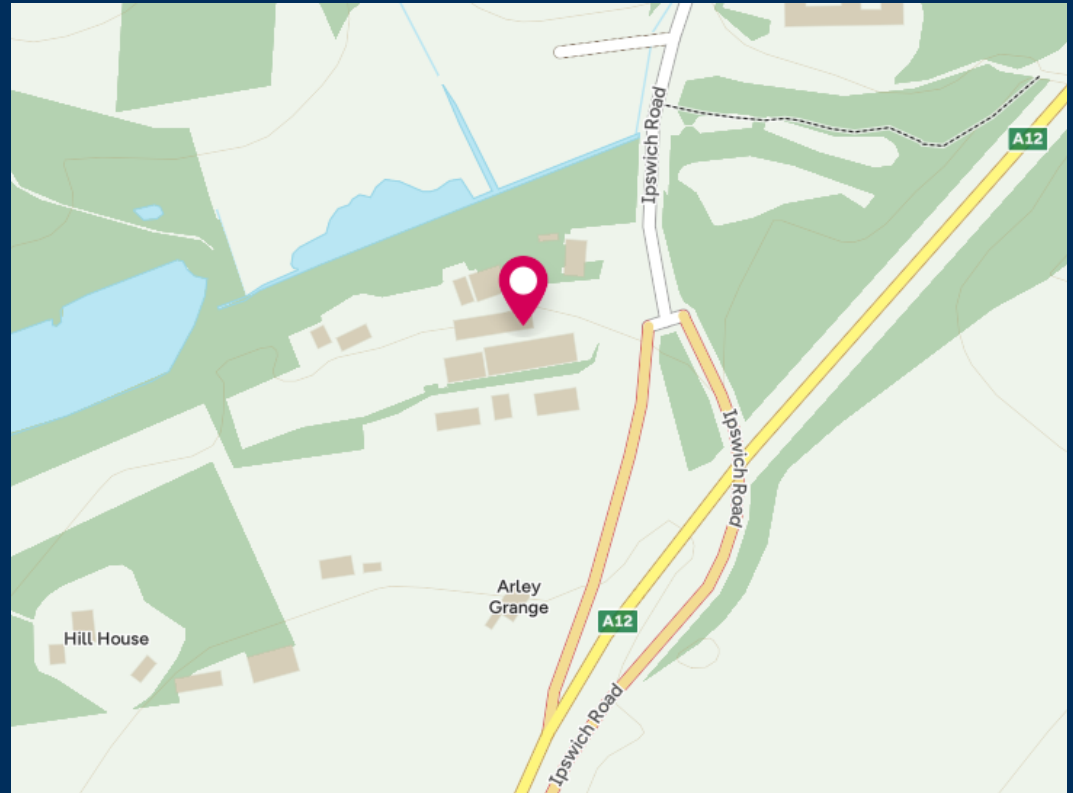
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

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

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OS licence no: TT000311015

Particulars created 28 May 2025

Fenn Wright

