

*A 277sqm warehouse/workshop unit with small enclosed yard located in Great Oakley.*

**TO LET**  
**£10,500 PAX**  
Ref: B090

Unit 6  
New Moze Hall  
Great Oakley  
Essex  
CO12 5BH



A warehouse/workshop unit extending to 277 sqm with a secure enclosed yard of 144sqm located just outside the village of Great Oakley.

**Available Immediately.**

Contact Us



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## Location

Unit 6 is situated at New Moze Hall, a working arable farm. Situated at the edge of a long farm driveway, the premises is located in a rural location surrounded by other farm and commercial buildings, just outside the village of Great Oakley

The premises is approximately 5.8 miles from Harwich, 7.6 miles from Frinton-on-sea and 16.4 miles from Colchester.

## Description

Unit 6, New Moze Hall comprises a mid-terraced warehouse/workshop unit extending to 277 sqm with a frontage yard enclosed by security fencing. The unit has internal dimensions of 10.16m x 27.27m and secure enclosed yard of approx. 13.61m x 10.64m. The maximum internal height at the ridge is 6.13m and 3.14m to the eaves, with the vehicular entrance door extending to 3.65m wide by 4.57m high.

## Accommodation

Description	Sqm	Sq Ft
Warehouse/Workshop	277	2978
<b>TOTAL</b>	<b>277</b>	<b>2978</b>

## Terms

The premises are available to rent on a new lease for a minimum term of 3 years at an annual rent of £13,200 per annum exclusive. Any lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

## Deposit

A rent deposit will be held by the Landlord equivalent to three months rent.

## Insurance

The Landlord will insure the building and recharge the premium to the Tenant.

## Services

Mains electricity and water are connected to the building.

## Outgoings

All utility charges will be the responsibility of the Tenant.

## Rateable Value

The premises is currently un-rated. If in the future the premises becomes subject to Business Rates, these will be the responsibility of the Tenant.

## Legal Costs

Each party to be responsible for their own legal costs.

## Local Authority

Tendring District Council.

## EPC

Currently un-assessed.

## Viewing

By prior appointment with Clarke and Simpson.





## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

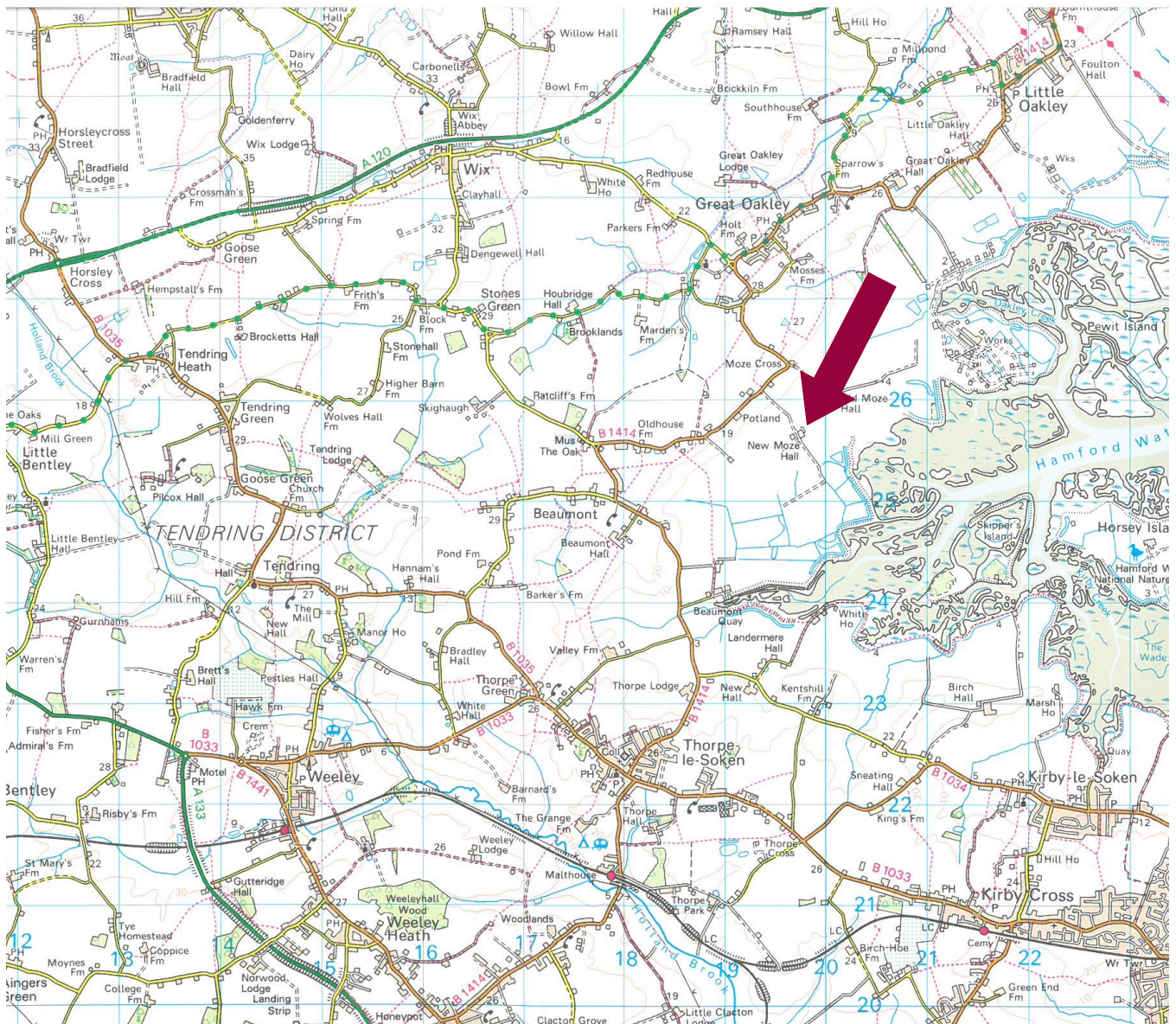
*September 2023*



## Directions

From the A120 at Wix, head East out of the village towards Great Oakley and pass by the village on the B1414. After approximately 1/2 mile turn left off the B1414 and follow the farm track leading down to New Moze Hall. The premises will be found within a cluster of farm buildings at the end of the track.

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