

*A semi-detached workshop of
138sqm with parking/yard located
in Thorpe-le-Soken*

TO LET
£9,600 PAX
Ref: B108

Unit 2
Valley Farm Barns
Thorpe-le-Soken
Clacton-on-Sea
CO16 0LE



A Semi-detached workshop/storage premises of 138sqm with parking located outside the village of Thorpe-le-Soken

Available Immediately.

Contact Us



Clarke and Simpson
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And The London Office
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Location

The premises is located at Valley Farm just outside the village of Thorpe-le-Soken. Situated at the edge of Valley Farm, the unit is surrounded by other agricultural and commercial buildings. The premises is 9.6 miles from Harwich, 4.7 miles from Frinton-on-Sea and 13.4 miles from Colchester

Description

Unit 2 Valley Farm Barns comprises a semi-detached warehouse/workshop unit extending to 138sqm with a frontage parking area. The unit has internal dimensions of 15.68m x 8.79m comprising one open plan space with small WC and kitchenette. The maximum eaves height is 5.58m with a roller shutter vehicular entrance door of 4.65m high by 4.5m wide.

Accommodation

Description	Sqm	Sq Ft
Warehouse/Workshop	138	1482
TOTAL	138	1482

Terms

The premises are available to rent on a new lease for a minimum term of 3 years at an annual rent of £9,600 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

£7,200. Business Rates 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.

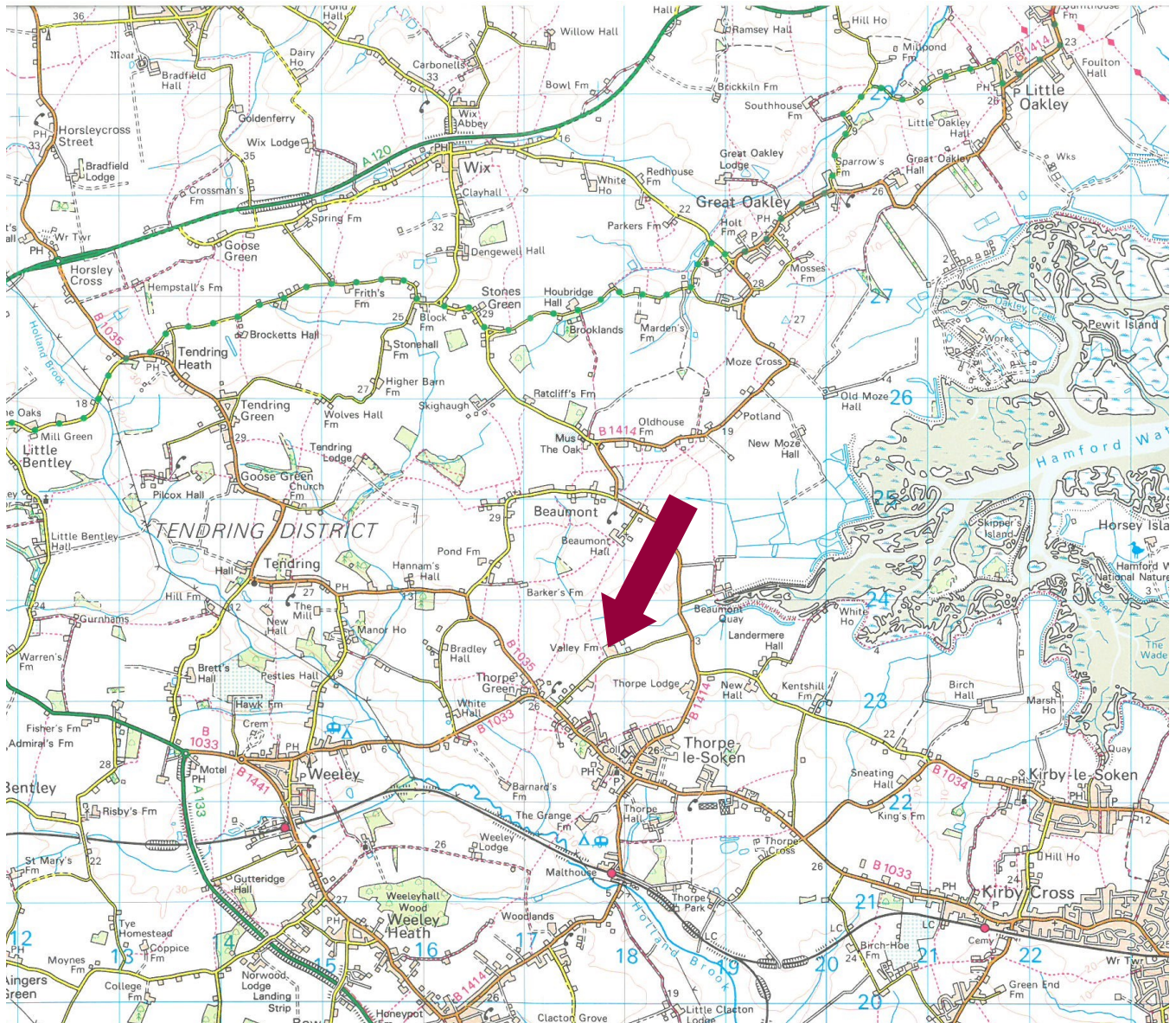
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

November 2023

Directions

Following the B1033 from onto Golden Lane. After approximately 3/4 of a mile, Valley Farm will be found on the left-hand side. Unit 2 will be located to the far left of the site.

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