

Coke Gearing

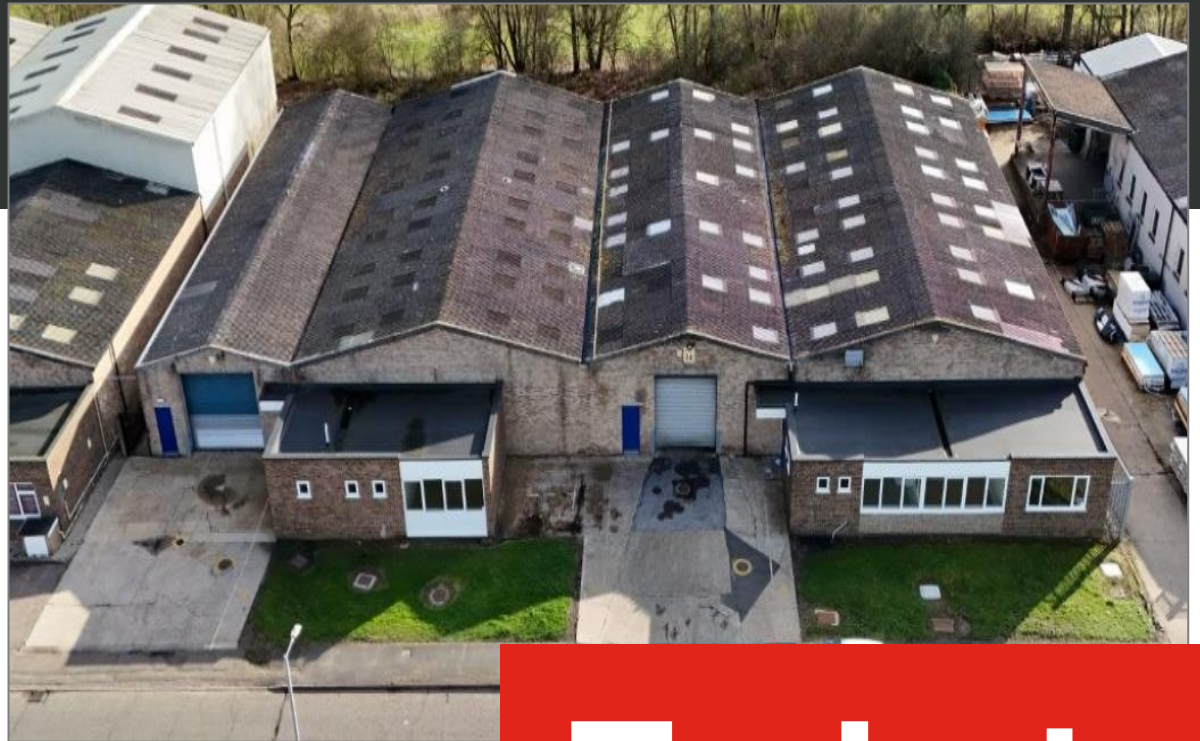
consulting

Chartered Surveyors

Unit 14 – 16, First Avenue,
Bluebridge Industrial Estate,
Halstead, Essex CO9 2EX

Warehouse / Trade Counter
14,748 sq ft / 1,370 sq m

- Under refurbishment – Available Q4
- Established business location
- Rear yard / storage area
- Class E Commercial, business and service uses B2 & B8 Use
- Two interconnected units with option to take whole unit or part



To Let

WWW.COKEGEARING.CO.UK

LOCATION

Bluebridge Industrial Estate is located off Colchester Road (A1124), approximately ¾ of a mile to the east of Halstead town centre. The Estate benefits from good road communications, with the A1124 providing access to the A120 at Coggeshall and onward connections to the A12 at Colchester. The A131 is also readily accessible via Halstead town centre, linking with Braintree and the wider regional road network

First Avenue is one of the principal estate roads within Bluebridge Industrial Estate, linking directly to Colchester Road (A1124) and providing convenient access throughout the estate.

ACCOMMODATION

Accommodation	Sq ft (approx.)	Sq m (approx.)
Unit 14	7,804	725.01
Unit 16	6,944	645.11
Total	14,748	1,370.12



BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

SERVICES

We understand that mains electricity, gas, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the Landlord with the cost to be recovered from the Tenant.

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

DESCRIPTION

The property comprises two interconnected industrial units of steel portal frame construction, with brick block elevations beneath a pitched roof incorporating translucent roof lights. Access is provided via electric loading doors, which measure 3.3 m wide x 3.1 m high for Unit 14 and 3.9 m wide x 3.3 m high for Unit 16. There are separate personnel doors on the front elevation of each unit, together with the option to re-open a sealed loading door to the rear of unit 14 & 16 and a fire exit serving each unit.

Internally, the units provide warehouse space configured into four separate bays with an eaves height ranging from a minimum of 3.07 m to a maximum of 4.73 m. The spec includes lighting and three phase power. The offices are accessible both externally via a personnel door and internally from the warehouse and benefit from WC facilities, wall-mounted electric heating (untested), lighting, and windows providing good natural light.

Externally, there are forecourts for loading and unloading in front of the loading doors and approx. 2,800 sq ft of rear yard if rear doors are re-opened.

TENURE

The property is available by way of a fully repairing and insuring lease (FRI), terms to be agreed

RENT

The premises are available at a rental of £121,750 pax

VAT

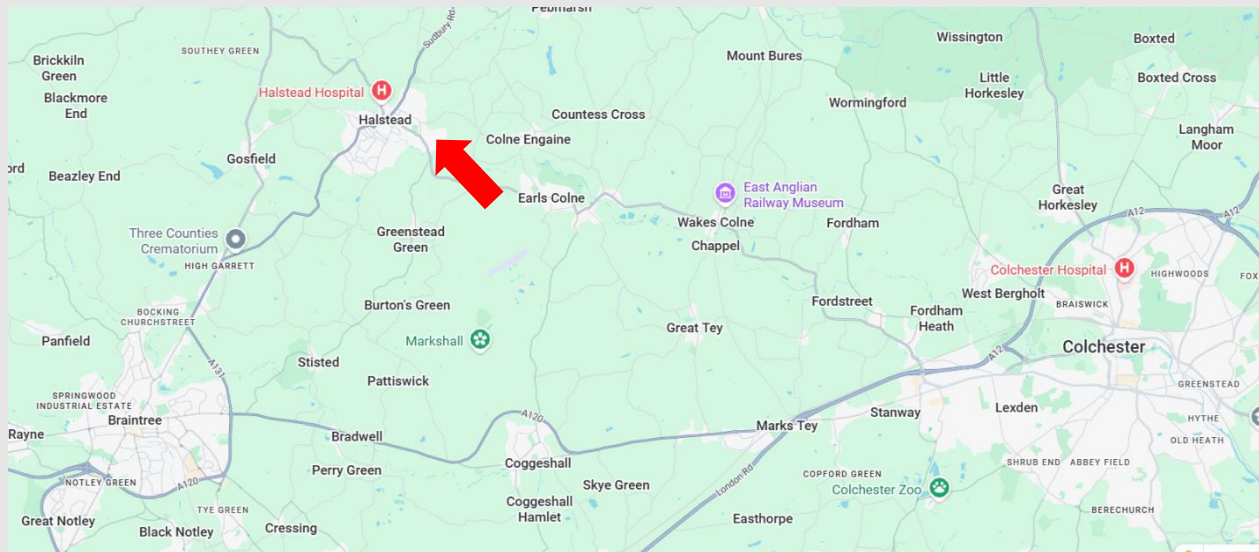
All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Unit 14	B – 50
Unit 16	C – 51

ANTI MONEY LAUNDERING

In accordance with the latest AntiMoney Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.



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consulting

Chartered Surveyors

Bishop's Stortford | 01279 758758

Chelmsford | 01245 676938

Colchester | 01206 932460



Henry Warburton

07957 483057

henry@cokegearing.co.uk



TOBY PEMBERTON

07949 530597

toby@cokegearing.co.uk

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Details prepared on 05/05/26