

AVAILABLE TO LET

Interconnected Open Plan Warehouse Units With Office Accommodation

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

RENT

£121,750
per annum

AVAILABLE AREA

14,748 sq ft
[1,370 sq m]

IN BRIEF

- » Under Refurbishment - Available Q4
- » Office & WC Facilities
- » Approx. 2,800 sq ft Rear Yard Space
- » Established Business Location

LOCATION

Bluebridge Industrial Estate is located off Colchester Road (A1124), approximately 3/4 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.

DESCRIPTION

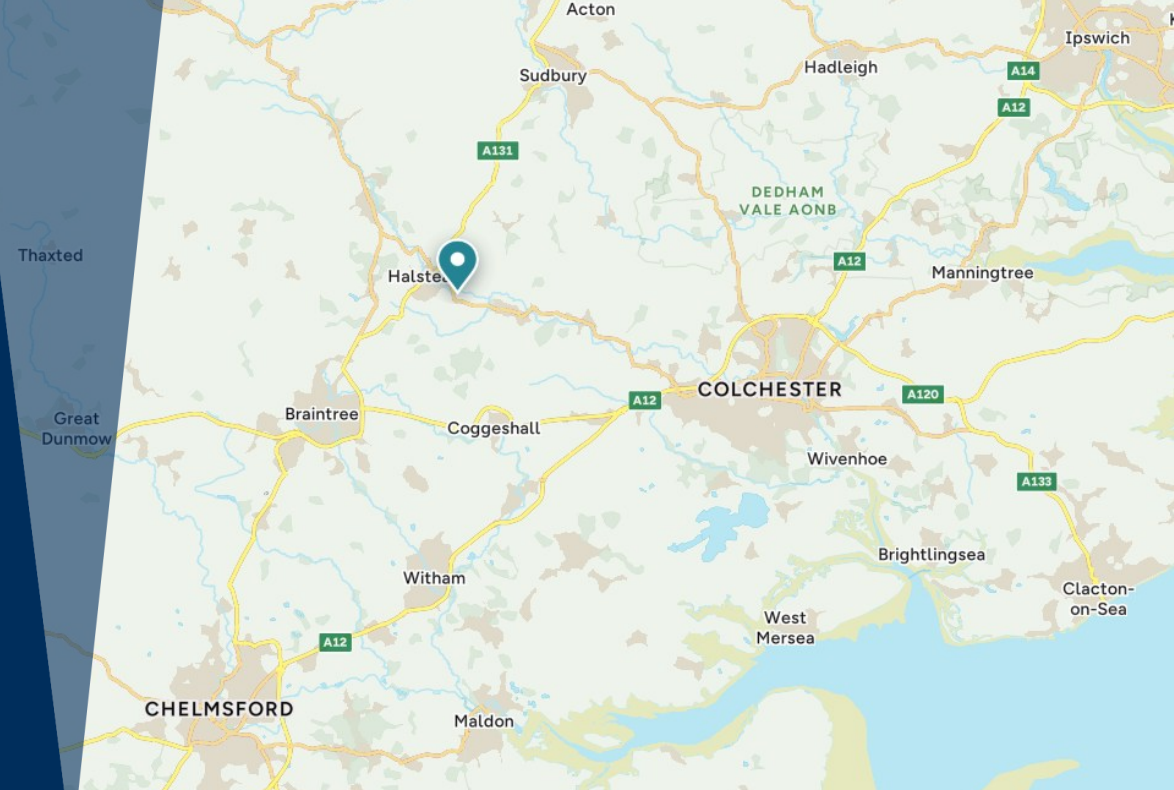
The property comprises two interconnected industrial units of steel portal frame construction, with brick block elevations beneath a pitched roof incorporating translucent roof lights. Access is provided via an electric loading door and separate personnel doors on the front elevation of each unit, together with an additional loading door to the rear of Unit 14 and a fire exit serving each unit. Internally, the units provide open plan accommodation, with an approx. eaves height of 3.1m and an apex height of approx. 4.8m. 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.

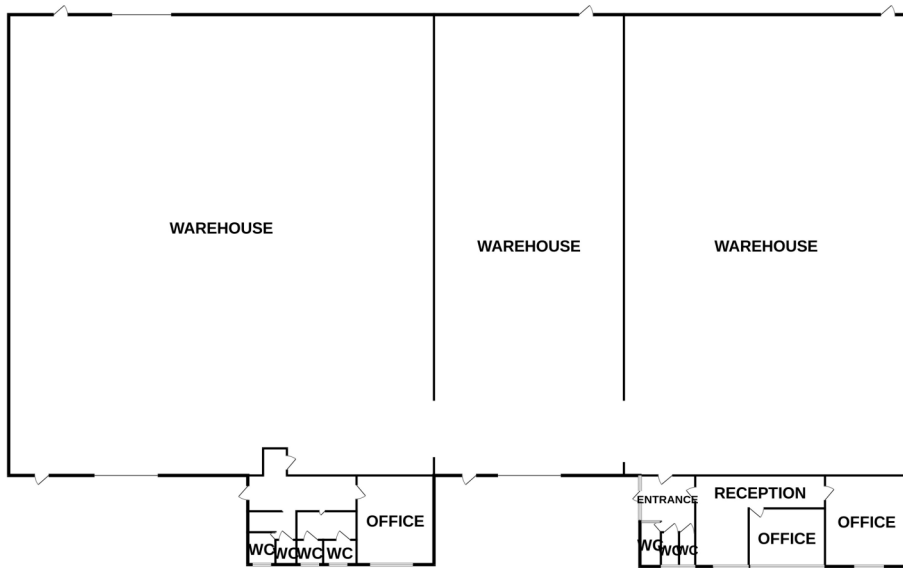
Externally, there are forecourts for loading and unloading in front of the loading doors and approx. 2,800 sq ft or rear yard.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Unit 14: 7,804 sq ft [725.01 sq m] approx.
- » Unit 16: 6,944 sq ft [645.11 sq m] approx.
- » Total: 14,748 sq ft [1,370.12 sq m] approx.





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 to let on a new effective full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £121,750 per annum plus VAT.

SERVICE CHARGE

We are advised that no service charge is applicable.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

For the current year the approximate cost is £6,080.17 plus VAT.

BUSINESS RATES

The premises are currently assessed with the neighbouring unit 18 and are awaiting separate assessment.

Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within [class B \(50\)](#) for Unit 14 and [class C \(51\)](#) for Unit 16 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. 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

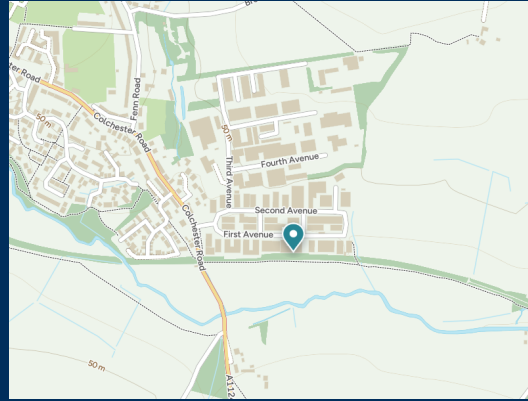
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

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

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Particulars created 26 May 2026

