



AVAILABLE TO LET

Brand New Retail Warehouse Units In A Prime Location

Brook Park West Retail Park,
Clacton-on-Sea, Essex, CO16 9FY

RENT FROM

£130,000
per annum

AVAILABLE AREA FROM

7,607 sq ft to 15,281 sq ft
[706.7 sq m to 1,419.6]

IN BRIEF

- » Available Early 2026
- » Prime Location in a vibrant retail Park
- » Modern Spec New Build Units
- » Generous On Site parking
- » Easy Access to A133/A120/A12
- » Adjacent M&S, Lidl and Pets at Home

LOCATION

Brook Park West is a vibrant development featuring prominent retail and leisure facilities. The park is home to well-known brands like Lidl, Pets at Home, Marks & Spencer Foodhall, McDonald's, Costa Coffee, and Marston's, ensuring excellent customer traffic and a dynamic shopping environment. Additionally, it is situated opposite Brook Park which features B&Q, Currys, Tesco extra, KFC and Pizza Hut.

The site offers convenient access to Clacton Town Centre via the A133 and direct links to the A120 and A12, connecting to Ipswich, Colchester, and London. Clacton-on-Sea train station is just a short car journey away (approx. 6 mins), offering excellent transport links to Colchester (30 mins) and London Liverpool Street (90 mins).

DESCRIPTION

The retail units are located next to the newly opened M&S food store and feature a ground floor open plan layout with an optional floating mezzanine floor. Units 2 and 3 are connected along their front elevations and thus appear as one block but can be easily split into two units.

The front of the units are approx. 9.9m high with the roof sloping to the rear approx. 8.7m high. A rear shutter door provides convenient access for goods and equipment.

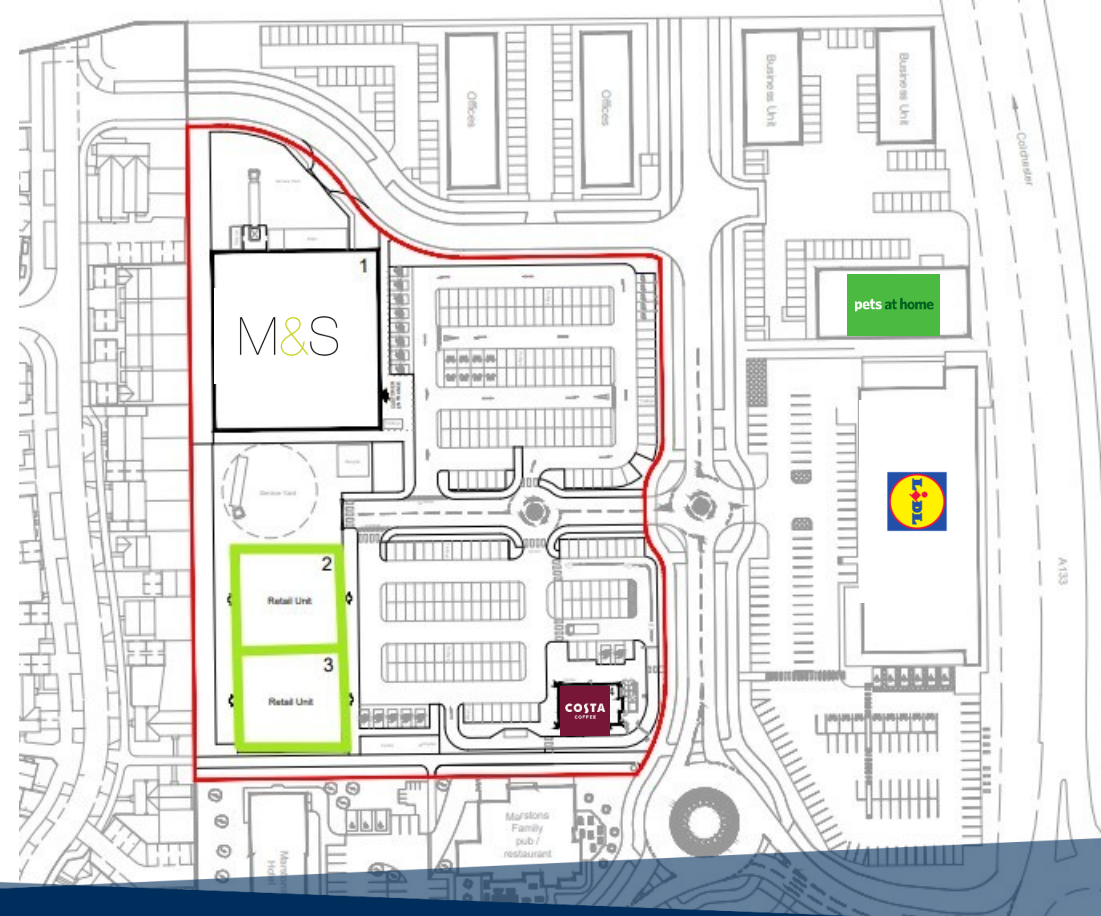
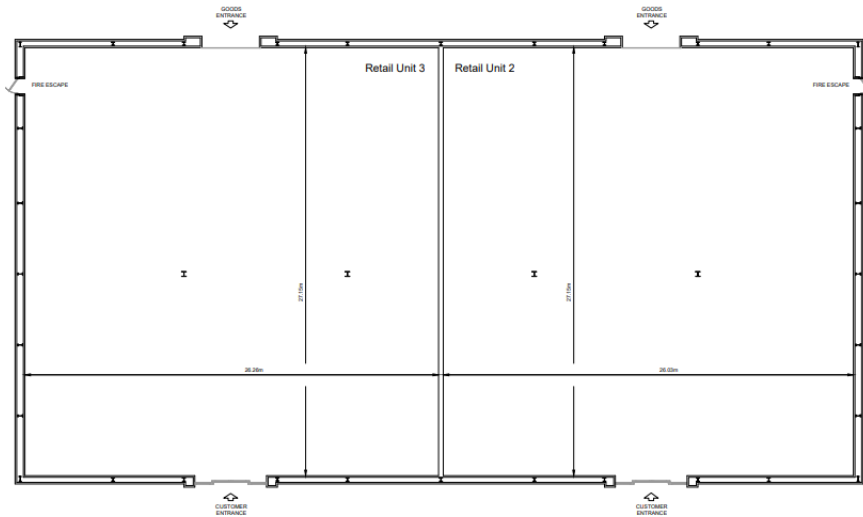
There are 110 car spaces shared between Unit 2 and 3 and the Costa drive Thru.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Unit 2: 7,607 sq ft [706.71 sq m] approx. £130,000
- » Unit 3: 7,674 sq ft [712.96 sq m] approx. £130,000





TERMS

The premises are available to let on a new effective full repairing and insuring lease, with lease length and terms to be agreed, subject to a minimum unbroken lease term of ten years, at a rent as outlined on page 2.

SERVICE CHARGE

A service charge may be applicable to cover costs of the maintenance of the communal external areas. Exact figures to be confirmed.

BUSINESS RATES

The premises have not yet been accessed.

BUILDINGS INSURANCE

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

ENERGY PERFORMANCE CERTIFICATE [EPC]

A full copy of the EPC assessment and recommendation report will be available upon completion, from our office 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 prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

VIEWINGS STRICTLY BY APPOINTMENT
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Particulars created 16 October 2025

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