

AVAILABLE FOR SALE FREEHOLD

Office / Warehousing And Workshop Premises

The Mill Store, Foundry Lane,
Earls Colne, Colchester, CO6 2SB

SALE

£1,250,000
plus VAT

AVAILABLE AREA

12,537 sq ft
[1,164.7 sq m]

IN BRIEF

- » Accommodation Across Two Buildings
- » Flexible & Generous Parking Provision
- » Of Interest To Owner Occupiers, Investors, And Developers (STP)

LOCATION

The property is located in Earls Colne, within walking distance of the village's facilities and the High Street, with access to the property available from Foundry Lane. Earls Colne is situated on the A1124 Colchester to Halstead Road, and the A12 junction at Stanway, which is approximately 7 miles to the east. A short distance to the south east of the village is the Earls Colne Gold and Country Club, and the A120 at Coggeshall from which there is approx. 10 minute journey time to Braintree and the dualled section of the A120 which leads to the M11 and the National Motorway Network.

DESCRIPTION

The premises comprise two detached buildings together with on-site surfaced parking for around 32 vehicles.

Unit 1 The Mill Store: The building comprises office space over ground and first floor level within a former foundry believed to date from around the 1850's, and is of part wrought iron and timber framed construction, and part loading bearing brickwork with elements rendered and painted externally with the principal elevations, including large timber sash windows, under a pitched roof with slate covering. The unit benefits from office space, with kitchenette and WC facilities.

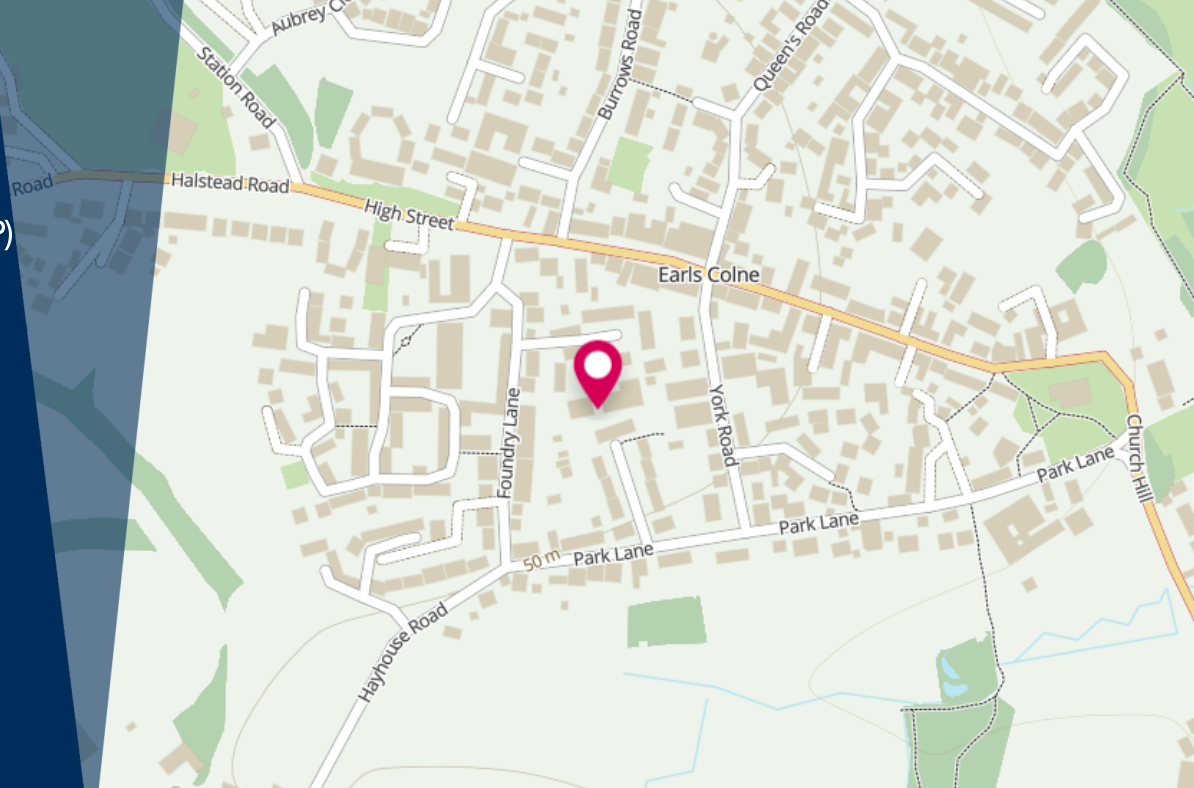
Units 2 & 3 The Mill Store: A detached two storey building comprising office, storage & manufacturing space. Built in circa 2004, the building is of brick faced block inner leaf outer wall construction to around 3.2m eaves height beneath a slate covered Mansard roof. The office accommodation can be found at first floor level, together with kitchenette and WC facilities. There is also a workshop attached beneath a shallow pitched felt covered flat roof.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Unit 1:	3,883 sq ft	[360.7 sq m]	approx.
» Unit 2:	1,158 sq ft	[107.6 sq m]	approx.
» Unit 3:	7,492 sq ft	[696.4 sq m]	approx.
» Total:	12,537 sq ft	[1,164.7 sq m]	approx.

* Total Site Area Approx. 0.58 Of An Acre





TERMS

The premises are to be sold freehold, with vacant possession, at a guide price of £1,250,000 plus VAT.

PLANNING

We are advised that the long standing, existing, use is for offices, storage and light production. And, the property is not listed but is located within the Earls Colne Conservation area.

Interested parties are advised to make their own enquiries with Braintree District Council.

BUSINESS RATES

We have been informed that the rateable value of the premises are currently assessed independently, with a combined rateable value of £93,350. We therefore estimate that the rates payable are likely to be in the region of £44,800 per annum.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities

VAT

We are advised that VAT is applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises have been assessed as follows; Unit 1 - E (118) Unit 2 - C (62) Unit 3 - D (88)

A full copy of the EPC assessments and recommendation reports are available from our office upon request.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to verify the identity, private residence and source of funds (where applicable) of prospective purchasers and tenants prior to solicitors being instructed. An administration fee is payable, and further details are available upon request.

**VIEWINGS STRICTLY BY APPOINTMENT
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Particulars created 07 August 2026

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