



**AVAILABLE TO LET**

Well Presented Light Industrial / Warehouse Premises

**3E Morses Lane Industrial Estate,  
Brightlingsea, Essex, CO7 0SF**

**RENT**

**£10,500**  
per annum (no VAT)

**AVAILABLE AREA**

**1,000 sq. ft**  
[92.9 sq. m]

## IN BRIEF

- » Open-Plan Warehouse
- » First Floor Office
- » Ground Floor WC Facilities
- » Concrete Forecourt For Loading / Unloading & Parking
- » Established Business Location

## LOCATION

The unit is situated on the popular Morses Lane Industrial Estate on the outskirts of the coastal town of Brightlingsea, approximately 10 miles to the south east of Colchester.

Good access is available to the A120, the Port of Harwich, and the A12 which provides links to the M25 and A14.

## DESCRIPTION

The property comprises an open-plan warehouse unit of steel portal frame construction with brick and profile steel elevations, beneath a pitched and insulated roof incorporating translucent roof lights, with ground floor W/C facilities and a staircase leading to a carpeted first-floor office.

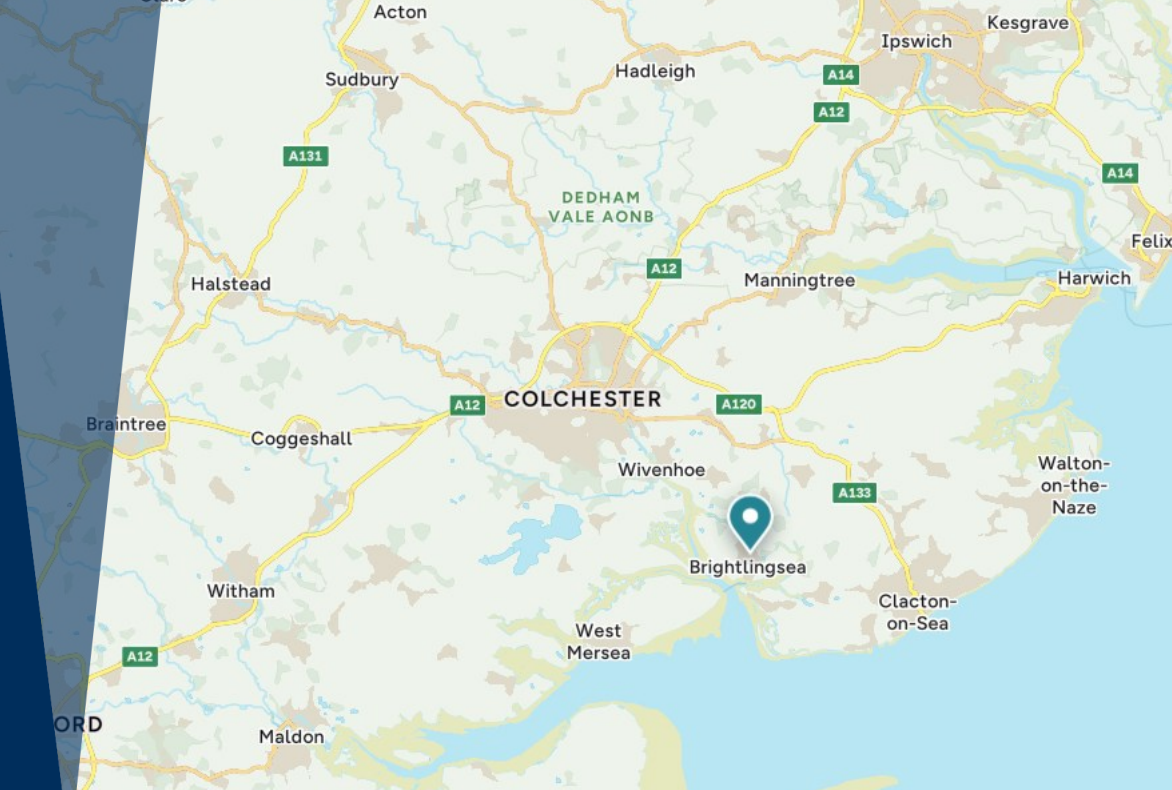
Access to the main industrial area is via a brand new full-height manual loading door (approx. 3m wide x 4m high). The unit offers an eaves height of approx. 4.6m and an apex height of approx. 6.2m. Internally, the unit benefits from LED high bay lighting and 3-phase power supply.

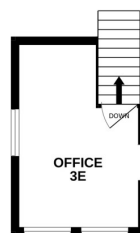
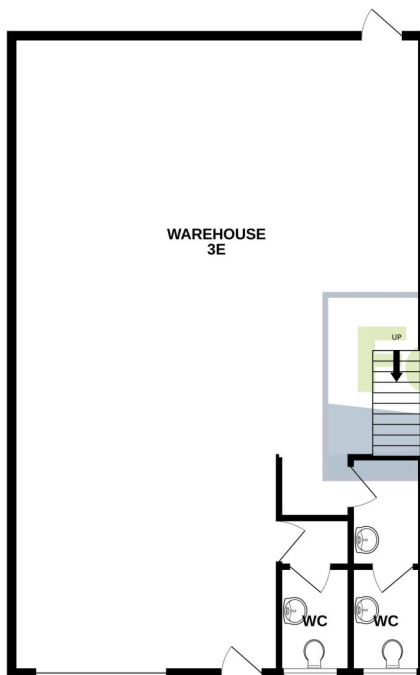
Externally, the unit benefits from a concrete forecourt area for loading and unloading, along with on-site parking to the front.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Total: **1,000 sq ft [92.9 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 full repairing and insuring lease, lease length and terms to be agreed (minimum term of three years), at a rent of £10,500 per annum (no VAT).

Note: Consideration may be given to leasing the unit combined with the adjoining Unit 3F. Terms available upon request.

## DEPOSIT

A deposit will be required upon completion of the lease. The amount is assessed on a case by case basis and is subject to financial checks confirming the covenant strength of the company taking the lease.

## SERVICE CHARGE

We are advised that a service charge is not applicable.

## PLANNING / USE

The unit is suitable for light industrial, trade counter and storage / warehouse use only. Motor trade or leisure related uses are unfortunately not permitted on site.

## BUSINESS RATES

We are advised that the premises are currently assessed jointly with the adjoining Unit 3F, with a combined rateable value, with effect from the 1st April 2026, of £14,750.

We therefore anticipate that, once reassessed, the unit may benefit from small business rates relief. We recommend all parties make their own direct enquiries with the local rating authority to confirm their liabilities.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (79) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

## BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. Exact costs are dependent upon the type of business. Contents insurance is the responsibility of the tenant.

## VAT

We have been advised that the property is not elected for VAT.

## LEGAL COSTS

Each party will bear their own legal costs.

## ANTI-MONEY LAUNDERING REGULATIONS

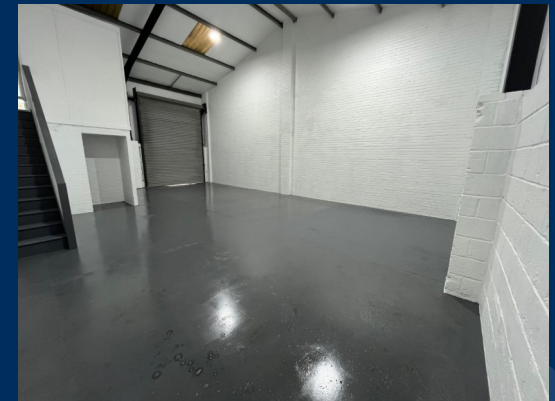
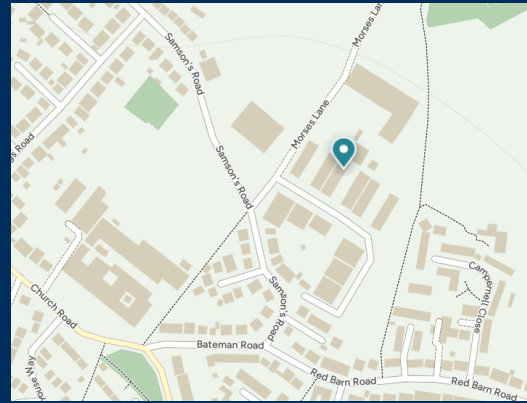
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

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

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Colchester Business Park  
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Particulars created 8 May 2026

