

AVAILABLE TO LET

Modern End of Terrace Business Premises Built in 2023

Unit 10, Sixth Avenue Business Park,
Bluebridge Ind. Estate, Halstead, CO9 2GU

RENT

£28,500
plus VAT

AVAILABLE AREA

2,696 sq ft
[250.5 sq m]

IN BRIEF

- » Built in 2023 & EPC Rating 'A'
- » Open Plan Ready for Occupation / Fit Out
- » First Floor Windows (Ideal for Mezzanine / Offices)
- » On Site Car Parking
- » Established Industrial Estate Location

LOCATION

The property is prominently located on Sixth Avenue on the well established Bluebridge Industrial Estate which is located to the east of Halstead Town Centre.

Accessed via the A1124 and approximately 6 miles to the North East of Braintree and 15 miles to the East of Colchester.

DESCRIPTION

A modern warehouse building (built 2023) of steel portal frame construction with brick block and profile clad elevations under a pitched and insulated roof incorporating transparent roof lights.

An electric loading door (approx. 4m wide x 4.55m high) provides access along with a glazed personal door. The warehouse has an approx. eaves height of 4.2m and apex height of 5.15m.

There is high bay LED lighting, three phase power (100a/69kva), fibre internet connection and mains water/drainage (ready for WC facilities to be constructed). Floor loading of 15kN/m² with a point loading of 100kN/m².

First floor windows are provided on the front elevation, providing natural day light should a mezzanine / first floor be constructed.

To the front of the premises is a block paved area providing parking for four / five cars along with a tarmacadam loading/unloading area in front of the loading door. Two 7kw electric car charging points are installed.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Total: 2,696 sq ft [250.5sq m] approx.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagrip 6/12/20



TERMS

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £28,500 per annum plus VAT.

SERVICE CHARGE

A service charge is applicable to cover; maintenance /repairs of the estate communal areas, landscaping, pest control, site CCTV and signage.

The approx. cost for the current year is £2,705.81 plus VAT.

BUSINESS RATES

We are advised that the premises have been assessed in conjunction with two other neighbouring units. We therefore guesstimate a rateable value to be in the region of £22,500 (subject to individual reassessment).

We recommend all parties make their own direct enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class A (24) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

PLANNING

We are advised that the premises benefit from Use Class E(g) and B8 planning consent. Permitted hours, Mon-Fri 07:00 to 20:00, Sat 07:00 to 18:00, Sundays & Bank/Public Holidays 09:00 to 16:00. Interested parties are advised to make their own enquiries with Braintree District Council.

VAT

The property is elected to VAT. Prospective tenants should therefore be aware that VAT will be payable at the prevailing rate on the rent and service charge.

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:**

**Fenn Wright
882 The Crescent
Colchester Business Park
Colchester
Essex CO4 9YQ**

**Contact:
T: 01206 854545
E: colchestercommercial@fennwright.co.uk**

**fennwright.co.uk
01206 854545**



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created 30 June 2026

Fenn Wright

