



AVAILABLE TO LET

Light Industrial / Warehouse / Storage Premises

**1B Riverside Avenue West, Dale Hall Ind. Estate,
Lawford, Manningtree, CO11 1UN**

RENT

£21,000
per annum (plus VAT)

AVAILABLE AREA

2,000 sq ft
[185.8 sq m]

IN BRIEF

- » Very Well Presented Throughout
- » Mezzanine Office Area
- » Large Loading Door
- » Popular Business Location
- » Easy Access to A120

LOCATION

This popular industrial development is situated approximately 1/2 mile to the west of Manningtree in an established industrial area with direct access onto the B1352 (Station Road) which links to the A137 leading to Colchester and Ipswich which are both some 9 miles distant. Manningtree railway station with frequent train services to Ipswich and London (Liverpool Street) is close by.

DESCRIPTION

The unit is of steel portal frame construction with brick and profile steel elevations under a pitched and insulated roof, incorporating translucent roof lights. Eaves height approx. 4.4m and Apex height approx. 6.5m.

A full height roller shutter door (approx. 3m wide by 3.5m high) and individual personnel door provide access to the warehouse area which has high bay LED lighting, with W/C facilities on the ground floor, plus a first floor office space.

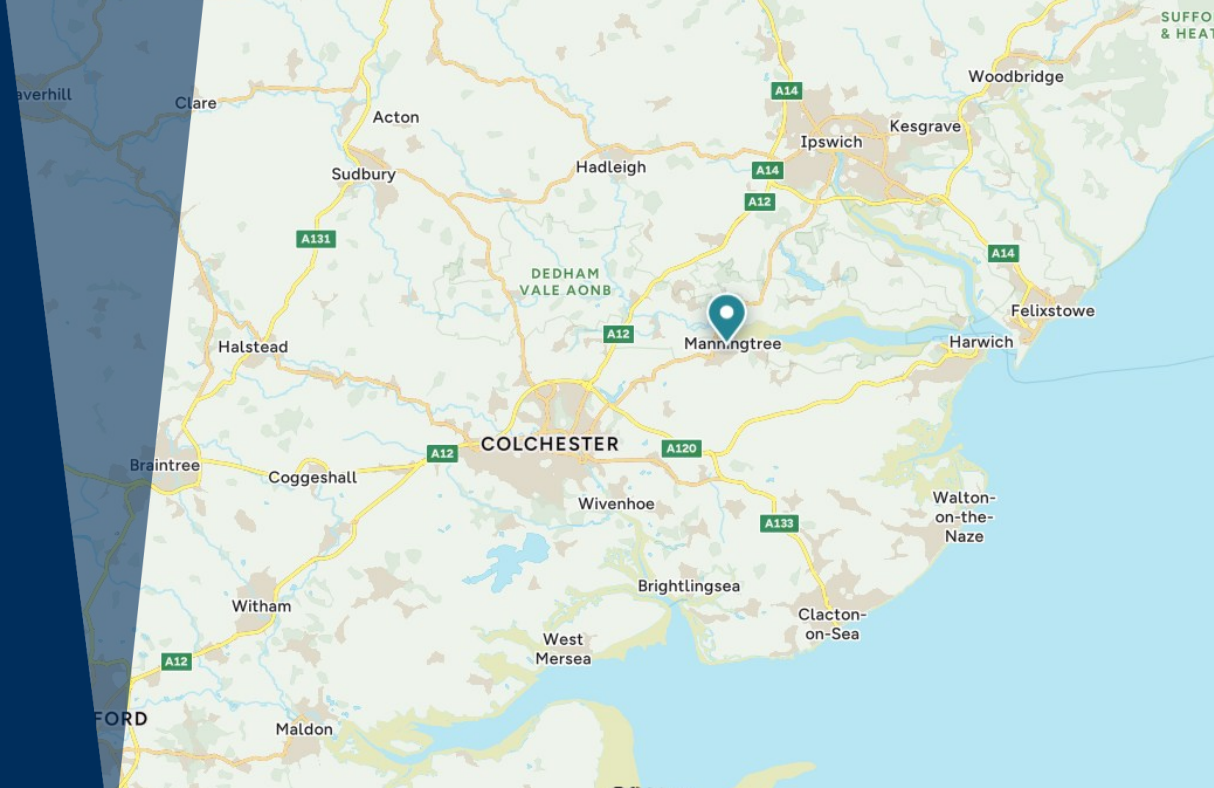
Externally there is a concrete forecourt area for loading / unloading and on-site parking.

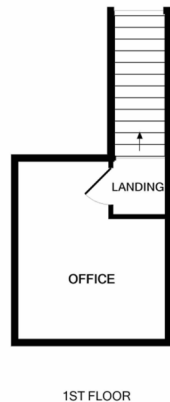
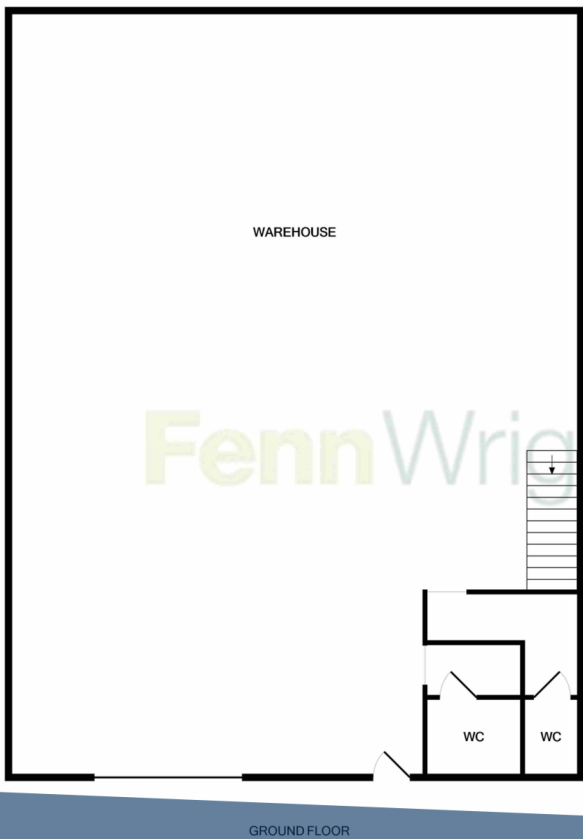
ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Total: 2,000 sq ft [185.8 sq m] approx.

Note: Photographs are for illustrative purposes only, and do not necessarily represent the current condition. An internal viewing is advised.





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TERMS

The unit is available to let on a new full repairing lease (excluding exterior decoration), for a minimum unbroken term of three years, at a rent of £21,000 per annum (plus VAT). The rent is to be paid quarterly in advance., and we are advised that VAT is applicable.

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.

PLANNING / PERMITTED USES

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.

BUILDINGS INSURANCE

Buildings insurance for the premises is paid by the landlord and reclaimed from the tenant, exact costs are dependent upon the type of business. Contents insurance is the responsibility of the tenant.

SERVICE CHARGE

We are advised that a service charge is not applicable.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £17,000. We therefore estimated that the rates payable will be approximately £7,345 for the current year.

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

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (74) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

VAT

We are advised that VAT will be applicable. 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.

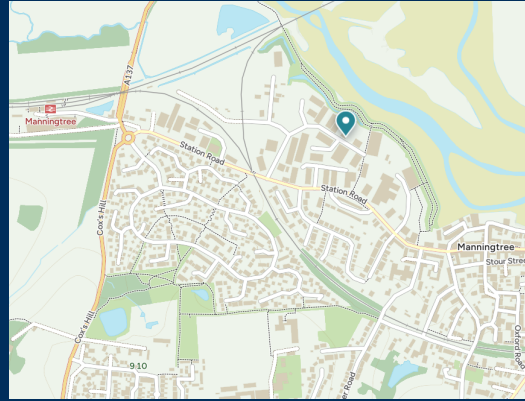
**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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OS licence no: TT000311015

Particulars created 13 February 2026

