

FOR SALE / TO LET

New Industrial / Warehouse Units

9,164 - 18,329 sq. ft. (851 - 1,703 m²)

UNITS A & B, 1 SOUTH STRAND

Manningtree, Essex, CO11 1UP



- Two new build units
- Planning permission granted
- Established commercial location

- Available separately or combined
- Dual loading doors
- External loading/parking/yard space

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

Manningtree lies on the River Stowe in north Essex, approximately seven miles to the north east of Colchester and nine miles to the south of Ipswich. South Strand forms part of the Lawford Industrial Estate, accessed via Station Road. Manningtree railway station, situated nearby, provides regular services to Colchester, Ipswich and London Liverpool Street (approx. one hour).

DESCRIPTION

Units A & B, South Street will provide a pair of new build industrial/warehouse units, available separately or combined (approx. nine months anticipated build programme). Units will be of steel portal frame construction with 8.5 m internal height, 3-phase, dual shutter doors, W/C's and first floor office/mezzanine - fit-out subject to agreement. Externally there is forecourt loading/parking/yard space.

ACCOMMODATION

Unit A	9,164 sq. ft. (851 m ²)
Unit B	9,164 sq. ft. (851 m ²)
Total	18,329 sq. ft. (1,703 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TERMS

Units are available separately or combined upon freehold or new lease terms, upon a full repairing and insuring basis for a term to be agreed.

PRICE/RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of the relevant local authority.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

Tim Collins

Tel: 01245 342042 / 07720 806194

Email: tim.collins@kemsley.com

Jake Iliffe

Tel: 01245 342043 / 07946 482998

Email: jake.iliffe@kemsley.com

Ref: AC3005/05.26/TAC



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Some images may have been enhanced using AI or other digital editing tools to improve appearance and presentation. Any such images will be clearly marked. Such alterations are not intended to misrepresent the property or obscure any material information. Interested parties should rely on their own inspection and enquiries regarding the suitability and condition of the premises. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.



KEMSLEY

LLP

PROPERTY CONSULTANTS

01245 358988

www.kemsley.com

Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Some images may have been enhanced using AI or other digital editing tools to improve appearance and presentation. Any such images will be clearly marked. Such alterations are not intended to misrepresent the property or obscure any material information. Interested parties should rely on their own inspection and enquiries regarding the suitability and condition of the premises. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.