

*A small store / workshop of 73sqm located
in a rural position in Great Oakley.*

TO LET
£6,500 PAX
Ref: B193/JG

Unit 3
New Moze Hall
Great Oakley
Essex
CO12 5BH



A small store or workshop of 73sq.m (793sq.ft)

Open plan space with internal dimensions of 11.72m x 6.29m

Rural yet not isolated location situated on the edge of a farmyard.

Available Immediately

Contact Us



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And The London Office
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Location

Unit 3 is situated at New Moze Hall, a working arable farm. Situated at the edge of a long farm driveway, the premises is located in a rural location surrounded by other farm and commercial buildings, just outside the village of Great Oakley

The premises is approximately 5.8 miles from Harwich, 7.6 miles from Frinton-on-Sea and 16.4 miles from Colchester.

Description

Unit 3 comprises a former agricultural building/workshop of brick walls, beneath a slate tile roofline. The building is uninsulated but does benefit from a solid concrete floor. Power sockets and lights are situated throughout the space.

The space measures 11.72m x 6.29m and is arranged as one open plan space with a minimum internal height clearance of 2.46m. The frontage double access doors measure 3m wide x 2.28m high.

Two allocated parking spaces are available in a communal parking area to the front of the property. No external storage space is provided.

Terms

The premises are available to rent on a new internally repairing lease for a minimum term of 3 years at an annual rent of £6,500 per annum exclusive. Any lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

Deposit

A rent deposit will be held by the Landlord equivalent to three months rent.

Services & Outgoings

The property has single phase electricity. In this case, the Landlord will directly recharge the electricity to the Tenant on a monthly basis via a submeter.

VAT

VAT may be chargeable on the rent depending upon the Tenants use.

Local Authority

Tendring District Council.

Energy Performance Certificate (EPC)

Not applicable.

Rateable Value

Currently un-assessed. It will be the responsibility of the Tenant to pay Business Rates if they fall due.

Viewing

Strictly by appointment with Clarke and Simpson.



NOTES

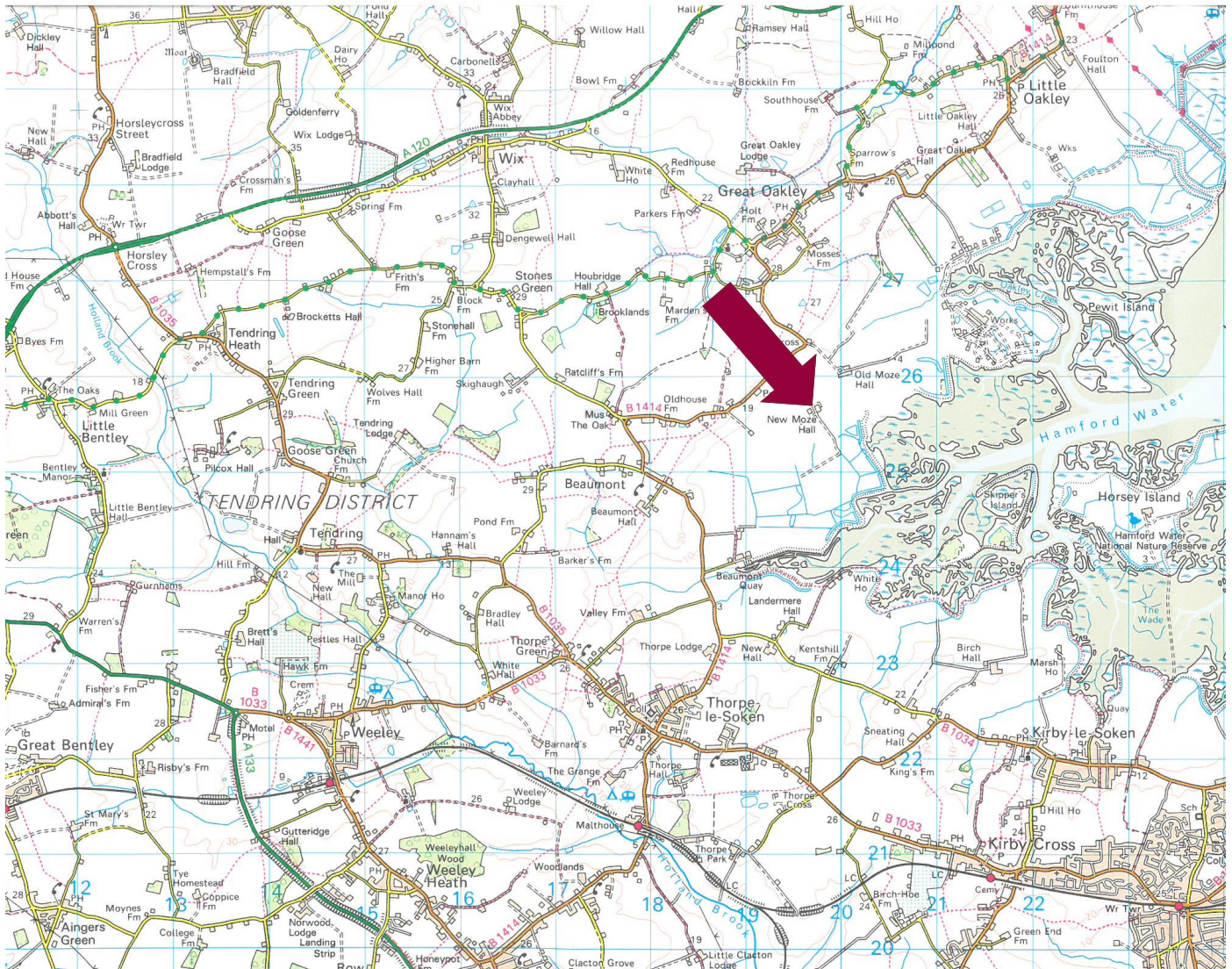
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

December 2024

Directions

From the A120 at Wix, head East out of the village towards Great Oakley and pass by the village on the B1414. After approximately 1/2 mile turn left off the B1414 and follow the farm track leading down to New Moze Hall. The premises will be found within a cluster of farm buildings at the end of the track.

For those using the What3Words app: [///sings.pizzeria.crate](http://sings.pizzeria.crate)



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