

FOR SALE
On behalf of LPA Receivers
Part Income Producing
INDUSTRIAL/WAREHOUSE ACCOMMODATION
(With refurbishment/redevelopment potential)



**UNIT 1, TELFORD ROAD
CLACTON-ON-SEA
ESSEX CO15 4LP**

Approx. 55,000 sq ft on 1.75 acres

LOCATION: The property is located at the junction of Telford Road and Brunel Road on the popular Gorse Lane industrial estate, approx. half a mile from the Clacton Factory Outlet Centre. The A133 is approx. 2 miles away, leading to the A120 which in turn leads to the A12 which is approx. 15 miles away.

DESCRIPTION: Single story industrial/distribution space, some of which requires attention. An ideal opportunity for refurbishment and or redevelopment.

ACCOMMODATION:	Vacant space	36,860 ft ²
	Space currently let (see below)	18,140 ft ²
	Total	55,000 ft²/5,010m²
	Approx site area	1.75 acres/0.7 hectare

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

TENANCIES: *Lennox UK Ltd.* occupy approx. 15,070 ft² on a lease expiring 2012 at a current rent of £79,005 pax.
Essex Youthbuild occupy approx. 3,070 ft² under license at a current rent of £10,000 pax.

Further information upon request.

PRICE: Upon application.

VIEWING: Strictly by prior appointment through Sole Agents

FRANKIS PORTER LLP
41 Artillery Lane
LONDON
E1 7LD
Ref: John Porter/Jim Frankis
Tel: 020 7377 2500
Email: john.porter@frankisporter.com
jim.frankis@frankisporter.com

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