

NEWMAN

COMMERCIAL PROPERTY CONSULTANTS

Part of the Fenn Wright group

2 Albarn Close, Severalls Industrial Park, Colchester, Essex, CO4 9HY



Light Industrial / Warehouse Unit with First Floor Offices

- Covered Loading Bay to Warehouse
- Offices and Mezzanine Floor
- 5.3m Eaves Height / 6.4m Pitch Height
- Popular Trade Counter Location
- Excellent Access to A12 / A120

9,900 sq. ft
(920 m²)

**TO LET AT
£67,500 PA**

LOCATION

The premises are well located at Altbarn Close which is accessed via Wyncolls Road, within the popular Severalls Industrial Park, which is located directly adjacent to the A12 / A120 providing excellent road access to the east coast ports of Harwich and Felixstowe, Stansted Airport and the national motorway network.

DESCRIPTION

The unit is of a steel portal frame construction with brick and profile steel clad elevations under a pitched and insulated roof incorporating translucent roof lights. The industrial / warehouse area has three phase electricity, fluorescent lighting, an internal eaves height of 5.3 metres with a central pitch height of 6.4 metres, a mezzanine floor and a full height loading door with covered canopy. There is a reception area, office and kitchenette, and toilet facilities, with additional first floor offices. Externally there is ample loading / unloading facilities and on-site car parking.

ACCOMMODATION

(approximate gross internal measurements)

Warehouse	Approx.	7,600 sq ft	706 m²
GF Offices	Approx.	775 sq ft	72 m²
FF Offices	Approx.	775 sq ft	72 m²
Mezzanine	Approx.	750 sq ft	70 m²
Total	Approx.	9,900 sq ft	920 m²

TERMS

The premises are available to let on a new flexible lease, length and terms to be agreed, at a rent of £67,500 per annum, exclusive of business rates and VAT.

SERVICE CHARGE

A small service charge is applicable to cover the maintenance the communal areas, car park and landscaping, lighting and security.

BUSINESS RATES

We are informed that the rateable value is £45,750. We estimate that the rates payable are likely to be in the region of £23,100 per annum.

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

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises falls within class E (104) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.

VIEWING

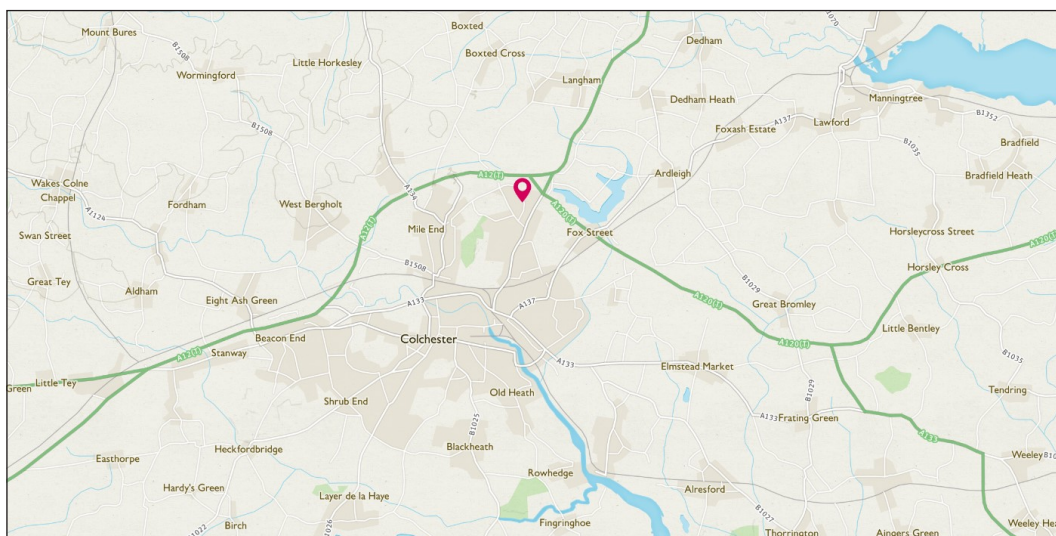
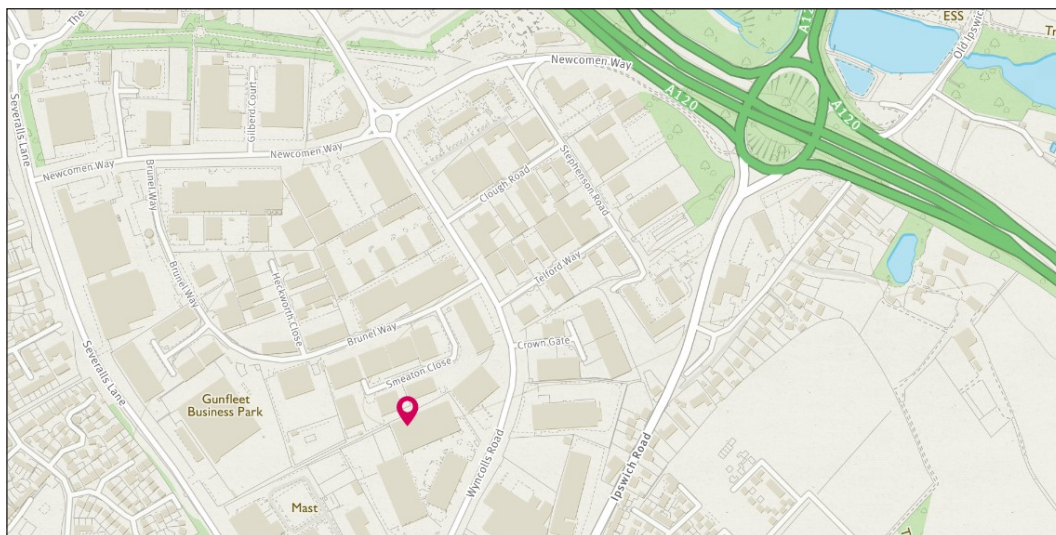
Strictly by appointment via sole agents:

Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk





For further information

01206 85 45 45
newmancommercial.co.uk

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Details updated; 11.04.19



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