

6 Mason Road, Cowdray Trade Park, Colchester, Essex CO1 1BX



To Let

- 5.5 metre eaves height
- Full height roller shutter door
- New lease
- Being refurbished
- EPC Rating: B-47
- Other occupiers include Denman's Electrical Supplies, Howden's Joinery Co and Graham's Plumber Merchants

5,128 sq ft
Modern Trade
Counter/
Industrial Unit



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Location

The property is prominently situated fronting Mason Road which forms part of the Cowdray Trade Park a well established commercial centre accessed off the town's inner ring road system. Notable occupiers include The Range, Grahams Plumbers Merchants, Howden's Joinery Company and Denman's Electrical Supplies. A new 35,000 sq ft 8 unit trade park development is planned on the site directly opposite.

Colchester's main line station lies a short distance away and the development is directly opposite Colchester's principal leisure complex. The A12 trunk road is located approximately 1.5 miles distant.

Description

The property comprises an end of terrace purpose built trade counter/factory warehouse unit of steel portal frame construction with cavity brick/block walls with profiled cladding beneath a pitched roof incorporating translucent roof lights with a minimum eaves of 5.5 metres. The unit has three phase electricity and warm air blower heating (not tested) to the main warehouse and is being refurbished.

The forecourt provides 7 car parking spaces as well as loading via the roller shutter door that measures 3.7m x 5.0m.

Accommodation

The property provides the following accommodation with approximate floor areas:-

GF Factory Warehouse	GIA 4,820 sq ft (447.8 sq m)
FF Offices	NIA 308 sq ft (28.6 sq m)
Total:	5,128 sq ft (476.4 sq m)

In addition to the above there is currently a mezzanine floor of some 1,000 sq ft which was installed by the previous tenant which can be purchased if required and if not it will be removed.

Business Rates

From enquiries with the Local Rating Authority we understand that the premises are assessed as follows:

Rateable Value:	£29,250
Approx. Rates Payable (2019/20):	£14,361.75

Terms

The property is to be let by way of a new full repairing and insuring lease for a term to be agreed and at a commencing rental of **£48,750 per annum exclusive of VAT**, business rates, utilities and service charge.

VAT

The property is elected to VAT which will be charged at the prevailing rate.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RQ

Contact:

James Angel E: jda@fennwright.co.uk T: 01206 216558
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For further information

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Particulars for 6 Mason Road, Cowdray Trade Park, Colchester CO1 1BX

