

**TO LET**

## Industrial / Warehouse Unit

2,237 sq. ft. (207 m<sup>2</sup>)

## UNIT 4, CHALLENGE WAY

Colchester, Essex, CO1 2LY



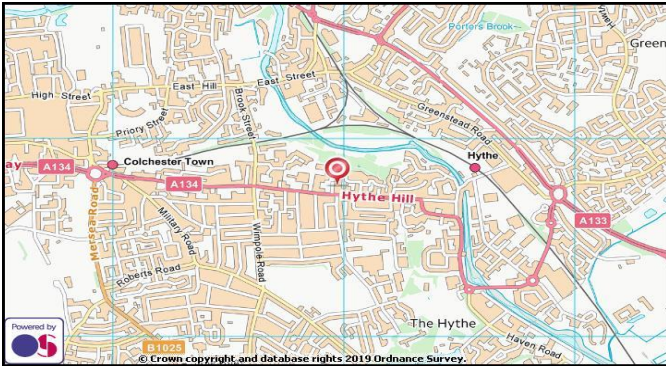
- New lease terms
- Open warehouse/workshop
- Office space
- Forecourt parking
- Full height shutter door
- 3 phase power

**KEMSLEY**  
PROPERTY CONSULTANTS

**01245 358988**

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## LOCATION

Challenge Way forms an established industrial / business area, located to the east of Colchester town centre, off the A134 / Hythe Hill, close to the Hythe area of the town.

Via the A134 and the A133 vehicular access is provided to the town centre and the A12 to the west and via the A133 (Clacton Road) to the east to Elmstead Market, Clacton and the A120.

Hythe and Colchester Town railway stations provide regular services to London Liverpool Street and both are within one mile of the property.

## DESCRIPTION

Unit 4 Challenge Way comprises a single storey mid-terraced industrial / warehouse unit, with internal office, situated within an established industrial / business area comprising similar property. Unit 4 benefits from a full height shutter door, 3 phase power office space, WC's and forecourt loading / parking. Main eaves 14 ft 5 ins, rising to 21 ft at highest point. Please note that the unit is to be internally cleared and decorated.

## ACCOMMODATION

2,237 sq. ft. (207 m<sup>2</sup>)

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

## TENURE

The property is available upon a new full repairing and insuring lease for a term to be agreed, to be contracted outside the provisions of Tenure of Security of the 1954 Landlord & Tenant Act, Part II.

## RENT

£18,500 per annum exclusive.

## VAT

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

## EPC

An EPC has been commissioned.

## BUSINESS RATES

Whilst parties are advised to make their own enquiries of the Colchester Borough Council for verification of the rates payable, we are advised that the unit will need to be re-assessed for business rates as a separate unit.

## LEGAL FEES

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

## CONSUMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property. Further information is available from the Useful Links page on our website.

## CONTACT

Strictly by appointment via sole agents

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