COWDRAY
TRADE PARK

Cowdray Avenue Colchester CO1 1BX

Unit 2

Image is pre refurbishment for guidance only

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Trade Counter /
Industrial Warehouse
UNDER REFURBISHMENT

TO LET

17,365 sq ft

www.cowdraytradepark.co.uk

Cowdray Trade park | Cowdray Avenue Colchester CO1 1BX | Unit 2

LOCATION

The property is situated to benefit from excellent prominence onto Cowdray Avenue (A133) with access via Mason Road which forms part of Cowdray Trade Park, an established commercial centre on Colchester's inner ring road system.

Colchester's mainline railway station lies a short distance to the north of the premises and are directly opposite Colchester's leisure complex. The A12 trunk road is located 1.5 miles (2.4km) away.

DESCRIPTION

The property comprises a detached purpose built warehouse to include ancillary storage on the ground floor with an office on the first floor. The property is built of a steel portal frame construction with cavity brick and block walls, set beneath a pitched metal sheet roof covering.

The office element has a combination of open plan and cellular accommodation.

There is a demised yard and covered loading bay to the rear of the property in addition to a large self-contained car park to the front.

SPECIFICATION

- Minimum 5.5 metre eaves height
- 3 x up-and-over roller shutter doors
- Three phase power
- Clear inteanal warehouse space
- Fully fitted offices

TERMS

To be let on a new FRI lease, on terms to be agreed.

EPC

TBC

RATEABLE VALUE

TBC

VIEWING

To arrange a viewing, or for further information please contact:

ACCOMMODATION (GIA)

Level	sq ft	sq m
Ground Floor	12,984	1,206
Covered Loading	2,331	216
First Floor (Offices)	2,050	190
Total	**17,365**	**1,613**

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