

01206 577667

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**Industrial Units – To Let**



## **Davey Close, Colchester, Essex, CO1 2XL**

Asking Rent From: £15,300 Per Annum Exclusive

1,047 – 2,400 Sq. Ft (97 - 223 Sq. M)

- Allocated Car Parking Spaces
- Dedicated Loading Bay
- Single Roller Shutter Door Loading Apron
- 24 Hour Access
- New Lease Available

## Location

Colchester is the major economic centre in North Essex with a resident population now exceeding 185,000. The City benefits from excellent communication links by the A12 to the M25 (J. 28) linking the property towns such as London and Ipswich. Stansted Airport is situated approximately 35 miles to the west of the estate and is within a 50-minute drive time.

This established trade park is situated approximately 2 miles to the east of Colchester City centre in the Hythe, close to the inner ring road.



## Description

High quality, modern industrial units ready to let. The units are suited to a wide range of uses to include light industrial, manufacturing and retail warehousing.

The units benefit from a loading door, dedicated forecourt parking, good quality office space and kitchen/WC facilities.

## Accommodation

The property benefits from a Gross Internal Area (GIA) of:

Unit	Sq.ft	Asking Rent (pax)
5	1,047 sq. ft	£15,400
22	2,300 sq.ft	£32,200
24	2,400 sq.ft	£32,800

## Asking Terms

The property is available by way of a new IRI lease for a term of years to be agreed with regular upward only rent reviews.

## Asking Rent

£15,400 - £32,800 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

## Service Charge

The property is subject to a service charge. Further details are available upon request.

## Town Planning

The unit is on an industrial estate which benefits from an employment use covering light/general industrial and warehousing uses. Interested parties are advised to contact Colchester City Council on 01206 282222.

## Business Rates

The property appears in the Valuation List with the following Rateable Values:

Unit 5	£8,500
Unit 22	£20,500
Unit 24	£18,500

## Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

## Energy Performance Certificate

The units have a current EPC rating of:

Unit 5	B49
Unit 22	B44
Unit 24	B42







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