

01206 577667

**Industrial Property – To Let**



## **Unit 24, Davey Close, Colchester, Essex, CO1 2XL**

**Asking Rent: £30,600 Per Annum Exclusive    2,400 Sq Ft (217 Sq M)**

- 6 Car Parking Spaces
- Dedicated Loading Bay
- Single Roller Shutter Door Loading Area
- Ground and First Floor Office Space
- New Lease Available



## Location

Colchester is the major economic centre in North Essex with a resident population now exceeding 185,000. The town 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. The trade park is situated approximately 2 miles to the east of Colchester town centre in the Hythe, close to the inner ring road.



## Description

High quality space that is ready to let. The unit is suited to a wide range of uses to include light industrial, manufacturing and retail warehousing.

The unit benefits from dedicated parking, good quality office space and is an ideal location in close proximity to Colchester City Centre.

## Accommodation

The property benefits from the following Gross Internal Areas (GIA):

Ground Floor	2,028 sq.ft
First Floor	372 sq.ft
<b>GIA</b>	<b>2400 sq.ft (217 Sq M)</b>

## 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.

## Rent

£30,600 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 available upon request.

## Legal Fees

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

## Planning

The unit benefits from an established Class B2 (Industrial) use. Interested parties are advised to contact Colchester City Council on 01206 282222.

## Business Rates

The property appears in the Valuation List with a Rateable Value of £18,500.

## Energy Performance Certificate

The unit has an EPC rating of E105. A copy of the certificate is available upon request.

## For viewings please contact:



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