

01206 577667

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 Whybrow

Open Storage Site – To let



Comm Dev Land at Rear of AGM House, 83a London Road, Copford, Colchester

Rent: £50,000 Per Annum Exclusive

2.3 Acres (0.93 Hectares)

- Secure 2.3 Acres (0.93 Hectares) Site
- Suitable for Open Storage
- One Mile from A12/A120 Interchange
- New Lease Available

Location

The site is situated on the south side of London Road only 1 mile from the A12/A120 interchange and Marks Tey railway station which provides a mainline link to London.

The entire site benefits from dual access onto London Road which is one of the main means of access into Colchester town centre which lies approximately 5 miles due east.

Colchester is one of the fastest expanding towns within the UK and benefits from excellent road and rail links together with strategic access to the east coast ports of Felixstowe and Harwich.

Nearby occupiers include LT Flooring, Copford Physiotherapy, and AMS Book Keeping.

Description

A regular and level site situated immediately to the rear of an established office/industrial complex and overlooking agricultural land to the rear.

The site is grassed and benefits from perimeter fencing and hedges.

Accommodation

The site extends to 2.3 acres (0.93 hectares) and will be available as a whole only and not in part.

Asking Terms

A new lease for a term of 2 years incorporating a break option at year 1. The lease will be excluded from the Landlord and Tenant Act 1954.

Rent

£50,000 (Fifty Thousand pounds) per annum exclusive of Business Rates, VAT and all other outgoings.

Service Charge

The site will be subject to a service charge covering the shared access road.

Further details are available upon request.

Legal Fees

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

VAT

The site is elected for VAT.

Planning

The existing uses on site are long established and comprise a blend of B2, B1 and A1 activities.

The rear development site benefits from a planning consent for a 27,000 sq. ft 2 storey office village and also offers strategic opportunities for further expansion of the anchor tenants operation (subject to planning).

A copy of the planning consent is available upon request.

Further negotiations are to be held upon commencement of negotiations.

Business Rates

The site is to be assessed for rates.

Energy Performance Certificate

The site does not have an EPC rating.

Services

Further details are to be provided upon commencement of negotiations.



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