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 **Whybrow**

End Terrace Industrial Unit – To let



Unit 2C, Altbarn Industrial Estate, Colchester, CO2 8LG

Asking Rent: £60,000 Per Annum Exclusive

6,495 Sq. Ft (603 Sq. M)

- Forecourt Loading/Car Parking
- Established Hythe Area
- 18ft Eaves Height
- New Lease Available
- 4 Demised Car Parking

Location

The property is located at the Hythe which is part of the established industrial heartland of Colchester around 1.5 miles to the east of the town centre. The area has seen significant development over the past fifteen years.

Colchester benefits from good communication links via the A12 to the M25 (Junction 28), Harwich Port and Stansted Airport both via the A120 and via the A14 at Ipswich to the Midlands. There is also a main line rail connection to London Liverpool Street with a fastest journey time of 52 minutes.



Description

The subject property comprises an end terraced industrial unit of steel frame construction incorporating brick cladding, a roller shutter door to the front elevation and four demised car parking spaces.

The property benefits from a twin steel portal frame incorporating blockwork cladding and unlined corrugated asbestos roof encompassing translucent roof panels, sodium lighting, electric fans mounted to the ceiling and fitted ground / first floor offices.

There are WC facilities on the ground floor, one small private store and at first floor level, four additional offices.

Accommodation

The property benefits from the following Gross Internal Floor Areas:

Ground Floor Warehouse	5,760 sq ft
First Floor Offices	735 sq ft
Total	6,495 sq ft (603 sq m)

Planning

The property benefits from an established Class B1 (Industrial) use.

Business Rates

The property appears in the Valuation List with a rateable value of £29,500.

Energy Performance Certificate

The property cannot be found on the EPC register and is due to be reassessed.

Terms

A new lease to be drawn on a Full Repairing and Insuring (FRI) basis for a term of years to be agreed incorporating upward only rent reviews.

Rent

£60,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Legal Fees

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



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Site Plan & Photos

