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 Whybrow

## Open Storage Site – To let



**Crown Quarry, Old Ipswich Road, Ardleigh, Colchester, Essex, CO7 7QL**

Rent: £130,000 Per Annum Exclusive

2 Acres

- Secure 2 Acre (0.808 Hectare) Site
- Suitable For Open Storage
- Main Road Position
- 0.5 Miles from A12/A120 Trunk Road
- New Lease Available

## Location

The site is located on the northern edge of Colchester, fronting Old Ipswich Road and 0.5 miles from the Crown Interchange A12/A120 (J.29) which provides immediate access to the East Coast Port of Harwich, Stansted Airport, London, M25 (J.28) and via Ipswich, to the Midlands and Felixstowe International Container Port.

Regular intercity rail links run from Colchester North Station to London Liverpool Street with a fastest journey time of 46 minutes.



## Description

A regular and level site immediately fronting Old Ipswich Road and within 0.5 miles of the Crown Interchange (A12/A120).

The site is surfaced with crushed hardcore is security fenced to all boundaries with double entrance gates from the shared entrance road. Mains service connections are provided.

## Accommodation

The site extends to 2 acres (0.808 hectares) and will be available as a whole only and not in part.

## Asking Terms

A new lease for a minimum term of 5 years incorporating regular upward rent reviews and drawn on a Full Repairing and Insuring basis.

## Rent

£130,000 per annum exclusive of Business Rates, VAT if applicable 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.

## Planning

The site benefits from planning consent for a new business park development (9/01939/OUT) for B1 (light industrial), B2 (general industrial) and B8 (warehousing/distribution) uses.

Interested parties should make their own investigations of Colchester Borough Council - 01206 282222.

## Business Rates

The site is to be assessed for Business Rates.





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