01206 577667

Whybrow

Industrial Property – To Let



Unit M, Global Park, Colchester CO1 2TJ

Asking Rent: £25,500 Per Annum Exclusive

1,850 Sq Ft (172 Sq M)

- Car Parking Spaces TBC
- Loading Bay
- Single Roller Shutter Door
- Newly Refurbished
- New Lease Available

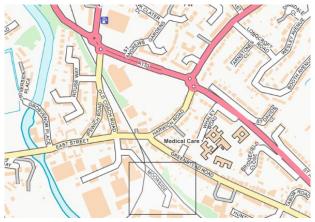
Property Details

Whybrow

Location

Colchester is the major economic centre in North Essex with a resident population now exceeding 185,000.

The premises are prominently situated within Moorside, a mixed commercial and leisure area benefiting from good links to the City Centre and inner ring road system, which lead to the A12 / A120. Close by is the main line railway station with trains to London Liverpool Street in approximately 55 minutes.



Description

Modern unit to suit a wide range of uses such as light industrial, manufacturing and warehousing.

The unit benefits from being newly refurbished, dedicated parking, roller shutter door and toilet facilities. It is an ideal location in close proximity to Colchester City Centre.

Accommodation

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

GIA

1850 sq.ft (172 Sq M)

For viewings please contact:



Ewan Dodds BSc FRICS ewan.dodds@whybrow.net 01206 577667



Will Moss BSc William.moss@whybrow.net 01206 577667



Charntelle Goodyear Charntelle.goodyear@whybrow.net 01206 577667

Misrepresentation Act 1967

Asking Terms

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

Rent

£25,500 per annum exclusive of Business Rates, VAT 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 is yet to be assessed for business rates

Energy Performance Certificate TBC



01206 577667 | info@whybrow.net Whybrow & Dodds Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchases or lessors and do not constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Whybrow & Dodds Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295