

01206 577667

## Industrial Property – To Let



### **Unit P, Global Park, Colchester CO1 2TJ**

**Asking Rent: £29,995 Per Annum Exclusive**

**2500 Sq Ft (237 Sq M)**

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

## 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 2500 sq.ft (237 Sq M)**

## 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

£29,995 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

The property has an EPC rating of C52.



## For viewings please contact:



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