

01206 577667

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Industrial Unit – To Let



Unit H, Global Park, Colchester CO1 2TJ

Asking Rent: £62,000 Per Annum Exclusive

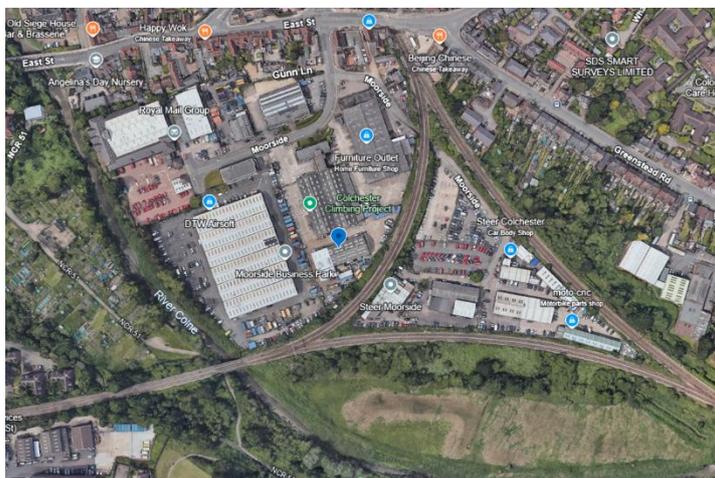
6,275 Sq. t (582 Sq. M)

- 4 Car Parking Spaces
- Loading Bay
- Single Roller Shutter Door
- Room For Office Space
- New Lease Available

Location

Colchester is the major economic centre in North Essex with a resident population now exceeding 185,000. The City benefits from excellent communication links by the A12 to the M25 (J. 28) linking the property towns such as London and Ipswich. Stansted Airport is situated approximately 35 miles to the west of the estate and is within a 50-minute drive time.

The premise is 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

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

The unit benefits from dedicated parking, roller shutter door, toilet facilities and room for office space. It is an ideal location in close proximity to Colchester City Centre.

The unit also has a Mezzanine Floor with an area of 854 sq. Ft (79 sq. M), this has been recorded in the Gross Internal Area.

Accommodation

The property benefits from a Gross Internal Area (GIA) of 6,275 sq. ft (582 sq. m).

Asking Terms

The property is available by way of a new FRI lease for a term of years to be agreed.

Asking Rent

£62,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Service Charge

The property is subject to a service charge. Further details are available upon request.

Town 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 in the Valuation List with a Rateable Value of £32,250.

Legal Fees

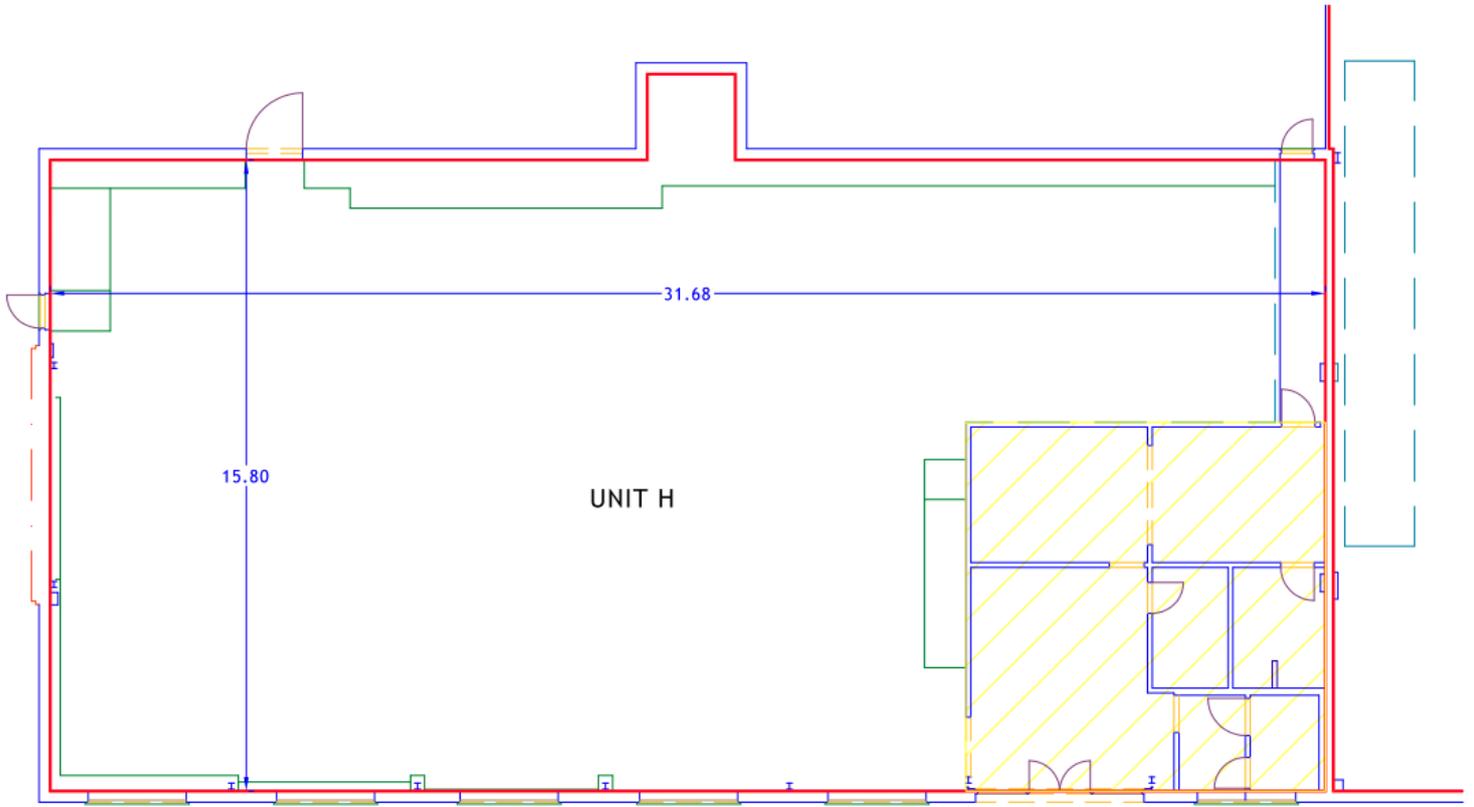
Each party is to bear their own legal costs throughout the course of any transaction.

Please note a non-refundable administration fee of £750 +VAT is to be paid by the Tenant to the Landlord prior to solicitors being instructed.

Energy Performance Certificate

The unit has a current EPC rating of E124.





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