

01206 577667

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Industrial Unit – To Let

 **Whybrow**



Iceni House, Stephenson Road, Severalls Industrial Park, Colchester, Essex, CO4 9QR

Passing Rent: £71,250 Per Annum Exclusive

10,442 Sq. Ft (970.13 Sq. M)

- Approx. 25 Car Parking Spaces
- Gated Secure Entrance
- Roller Shutter Door
- Eaves Height- 5.5m
- Air Conditioning
- Easy A12/A120 access

Location

The City of Colchester, with a resident population approaching 200,000 people and, one of the fastest growing urban centres in the UK over the past 20 years, provides excellent communication links via the A12 and A120. There are mainline rail links to London Liverpool Street with a fastest journey time of 46 minutes.

Severalls is Colchester's leading industrial estate strategically located directly adjacent to the A12/A120 interchange providing excellent road links to the national road network

The property is located within the North-Eastern part of the estate on Stephenson Road close to its junction with Telford Way.

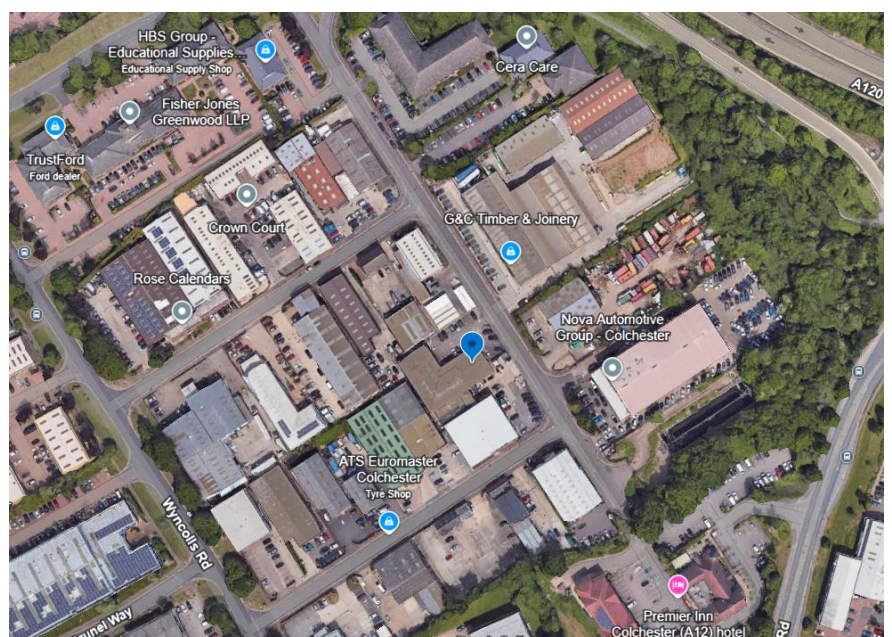
Major occupiers on the estate include DHL, Dovercourt Ford, Hermes Abrasive and G & C Timber & Joinery Ltd and Colchester Business Park which houses primarily office occupiers.

Description

The property is of steel frame construction with brick walls and profile steel cladding to the upper, beneath a pitched insulated roof and comprises a main factory, single storey store/staff welfare area with further offices/boardroom at first floor.

The property benefits from a sealed concrete floor, ceiling mounted warm air heating, fluorescent strip lighting, an eaves height of 5.5m (6.5m to the ridge), loading bay and roller shutter door, WC's and loading bay, suspended ceilings to the offices incorporating recessed lighting and air conditioning to part.

A secure gated entrance leads to a large, surfaced yard with parking for approximately 25 cars.



Accommodation

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

| | |
|---------------------|----------------------------------|
| Warehouse | 8,468 Sq.ft |
| Mezzanine Floor | 164 Sq.ft |
| Offices & Reception | 1,159 Sq.ft |
| WC's & Kitchenette | 651 Sq.ft |
| Total | 10,442 Sq.ft (970.13Sq.m) |

Asking Terms

The property is available by way of an assignment of a Full Repairing and Insuring (FRI) Lease for a term of 15 years from 01/12/2016 including a tenant only break on 30/11/2026 and upward only open market value rent reviews every 3 years. A sub-letting up to November 2026 may be considered.

A new lease, direct from the landlord, may also be available subject to negotiation and the surrender of the existing lease.

Passing Rent

£71,250 per annum exclusive of VAT, Business Rates, Utilities and all other outgoings.

Town Planning

The unit is on an industrial estate which benefits from an employment use covering light/general industrial and warehousing uses. Interested parties are advised to contact Colchester City Council on 01206 282222.

Business Rates

The property appears is to be separately assessed.

Parties should make their own investigations of Colchester City Council on 01206 282222.

Energy Performance Certificate

We are awaiting receipt of an EPC.

Legal Fees

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

Viewings

For further details, please contact Whybrow Chartered Surveyors, or our Joint Sole agents, Fenn Wright(Ref-MM)



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