

01206 577667

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 **Whybrow**

**Industrial Unit – To Let**



## **Unit 17 Davey Close, Colchester, Essex, CO1 2XL**

Passing Rent: £25,600 Per Annum Exclusive

1,805 Sq. Ft (167 Sq. M)

- Parking Available
- Dedicated Loading Bay
- Single Roller Shutter Door Loading Area
- Ground Floor Office Space

## Location

Colchester is the major economic centre in North Essex with a resident population now exceeding 185,000. The town 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. This established trade park is situated approximately 2 miles to the east of Colchester town centre in the Hythe, close to the inner ring road.



## Asking Terms

The property is available by way of a new IRI lease for a term of years to be agreed with 3% annual increases.

## Asking Rent

£25,600 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.

## 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 £13,750.

## Legal Fees

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

## Energy Performance Certificate

The units has an EPC rating of B48.

## Description

A high quality and recently refurbished end of terrace industrial unit that is ready for immediate occupation. The unit benefits from a loading door, forecourt parking, reception office and wc facilities and is an ideal location in close proximity to Colchester City Centre.

## Accommodation

The property benefits from a Gross Internal Area(GIA) of 1,805sq. ft (167 Sq. M)



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