

01206 577667

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 Whybrow

**Industrial Unit with Mezzanine Floor – To let**



## **6 Grange Way, Colchester, Essex, CO2 8HF**

Asking Rent: £47,000 Per Annum Exclusive

3,610 Sq. Ft (335 Sq. M)

- Mid Terraced Unit
- Large roller shutter door
- Mezzanine Floor
- Extensive Forecourt Parking
- Fully Refurbished & well presented

## Location

The City of Colchester is a major economic centre in north Essex with a resident population of circa 185,000 and benefits from excellent communication links via the A120 to both Stansted airport and the Port of Harwich, the M25 (J.28) and to the Midlands, via the A14 at Ipswich.

Whitehall Industrial Estate forms part of the town's long established Hythe industrial area which has seen significant redevelopment in recent times.

This mid terraced unit is located just off Grange Way, close to Whitehall Road and the Hythe.



## Description

The unit is of steel portal frame construction with brick/steel cladding beneath a pitched roof and benefits from a 4.77m eaves height, translucent roof panels, personnel & roller shutter door, sealed concrete floor, three phase power supply, fluorescent lighting, warm air heating (not tested), WCs, kitchenette and mezzanine floor.

## Accommodation

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

Warehouse	3,375 sq. ft
Mezzanine	235 sq. ft
GIA	3,610 sq. ft

## Asking Terms

A new lease to be drawn on a Full Repairing and Insuring (FRI) basis for a term of years to be agreed incorporating upward only rent reviews.

## Asking Rent

£47,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

## Service Charge

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

## Town Planning

The property is suitable for trade counter, industrial and warehouse/distribution uses.

Interested parties are advised to make their own investigations of Colchester City Council on 01206 282222.

## Business Rates

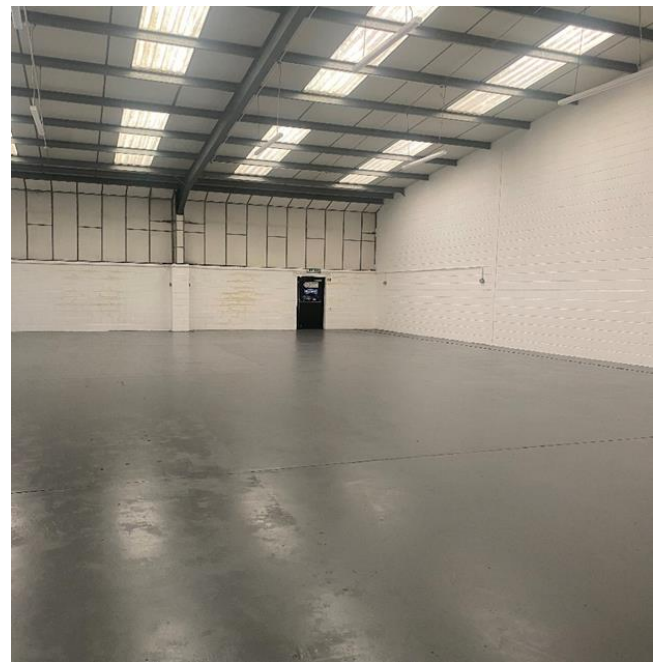
The property appears in the Valuation List with a Rateable Value of £38,750.

## Legal Fees

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

## Energy Performance Certificate

The property has an EPC rating of D83. A copy of the certificate is available upon request.



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