

01206 577667

www.whybrow.net

Industrial Unit – To let

 **Whybrow**



Unit 5 Davey Close, Colchester, Essex, CO1 2XL

Asking Rent: £15,300 Per Annum Exclusive

1,047 Sq. Ft (97 Sq. M)

- Car Parking in Front of the Unit
- Dedicated Loading Bay
- Single Roller Shutter Door Loading Apron
- 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.

This established trade park is situated approximately 2 miles to the east of Colchester City centre in the Hythe, close to the inner ring road.



Description

An end terraced industrial/workshop unit benefitting from a loading door, dedicated forecourt parking, reception office and WC facilities.

Accommodation

The property benefits from a Gross Internal Area (GIA) of 1,047 sq. ft (97 sq. m).



Asking Terms

The property is available by way of a new IRI lease for a term of years to be agreed with regular upward only rent reviews.

Asking Rent

£15,300 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 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 in the Valuation List with a Rateable Value of £8,500.

Legal Fees

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

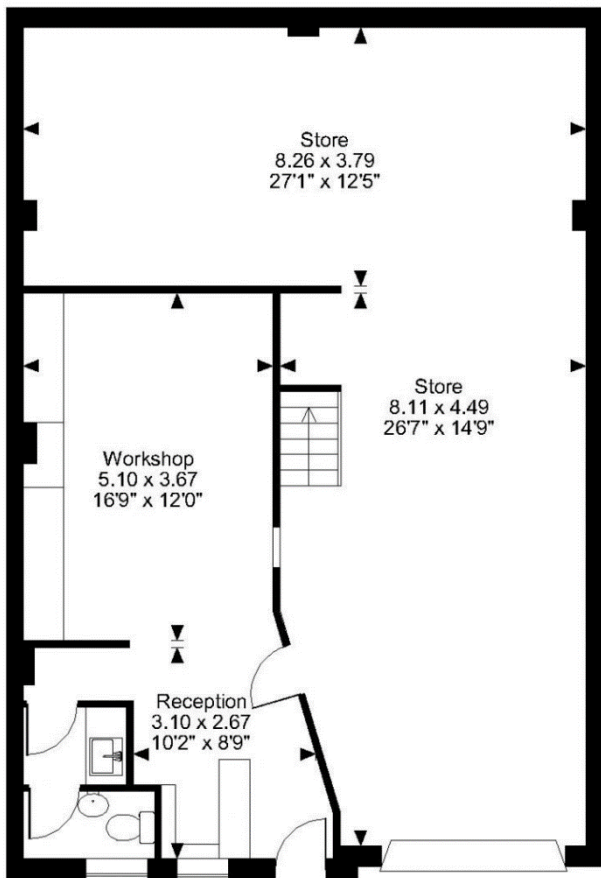
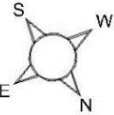
Energy Performance Certificate

The unit has a current EPC rating of D76.

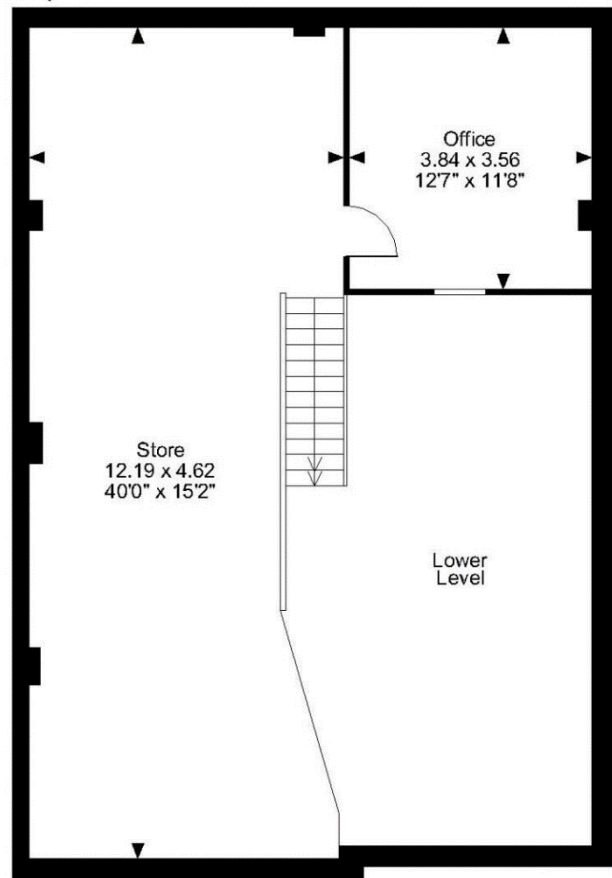




Davey Close, Colchester
Approximate Gross Internal Area
1784 Sq Ft/166 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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