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 **Whybrow**

Industrial Unit with Parking – To Let



20 Telford Way, Severalls Industrial Park, Colchester, Essex, CO4 9QP

Asking Rent: £28,000 Per Annum Exclusive

2,550 Sq. Ft (237 Sq. M)

- 6-8 Car Parking Spaces
- Detached Warehouse
- Gated Secure Entrance
- Rear Roller Shutter Door
- Alarm System
- New Lease Available

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 A210. 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 situated within the North-Eastern part of the estate just off Wyncolls Road. Businesses nearby include ATS Euromaster, Hamiltons Fitness Centre, SES Mechanical Services Ltd and Incodia.



Location Plan

Description

The property which is of steel frame construction with brick cladding beneath a pitched roof comprises a detached workshop over two levels, and benefits from a mezzanine floor, ground floor offices and a loading shutter door to the rear.

A secure gated entrance leads to a shared yard for loading/unloading, including parking for approximately 6-8 cars.

Accommodation

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

Warehouse/Office	2,123 Sq.ft
Mezzanine	427 Sq.ft.
Total	2,550 Sq.ft (237Sq.m)



Asking Terms

The property is available by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed with regular upward only rent reviews.

Asking Rent

£28,000 per annum exclusive of Business Rates, VAT if applicable 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 in the Valuation List with a Rateable Value of £19,000.

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.



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