

01206 577667

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 Whybrow

Industrial Unit with Parking – To Let



4 Acorn Place, Heckworth Close, Severalls Industrial Park, Colchester, Essex, CO4 9TQ

Asking Rent: £27,500 Per Annum Exclusive

3,474 Sq. Ft (323 Sq. M)

- 6 Car Parking Spaces
- Large Roller Shutter Door
- Alarm System, CCTV and Air Conditioning
- 5.2m(17'3") Eaves Height
- Mezzanine and First Floor Office
- 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 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 at the A12/A120 interchange providing excellent road links to the national road network

The property is located just off Brunel Way close to major businesses including Dent Devils, UKPN, NES Solutions, Oliver Landpower and Cadman Cranes.



Location Plan

Description

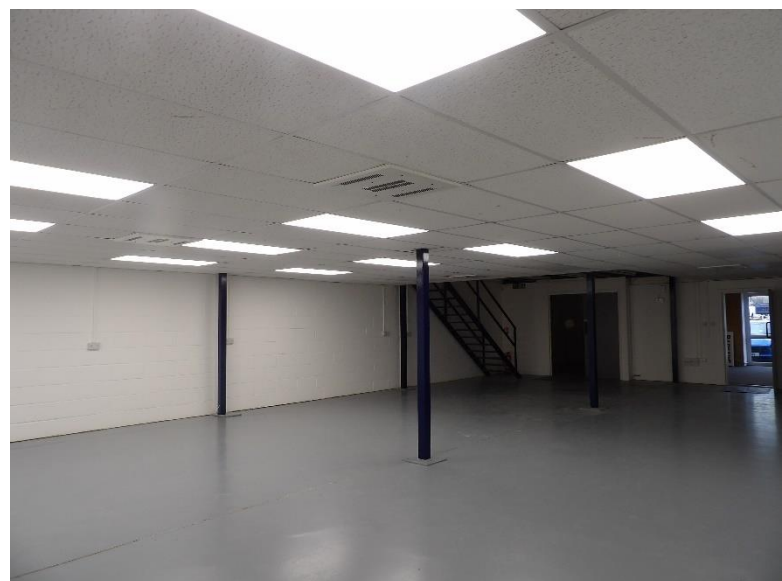
The property which is of steel portal frame construction with profile steel cladding and double-glazed windows and doors benefits from a 5.2m eaves height, full height loading, ground floor office and wc facilities and full mezzanine throughout.

An external shared forecourt provides 6 dedicated car parking spaces.

Accommodation

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

Ground Floor	1,845 sq.ft
First Floor Office	300 sq.ft
Mezzanine	<u>1,329 sq.ft</u>
Total	3,474 sq.ft (323 sq.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

£27,500 per annum exclusive of VAT, Business Rates, Utilities and all other outgoings.

Business Rates

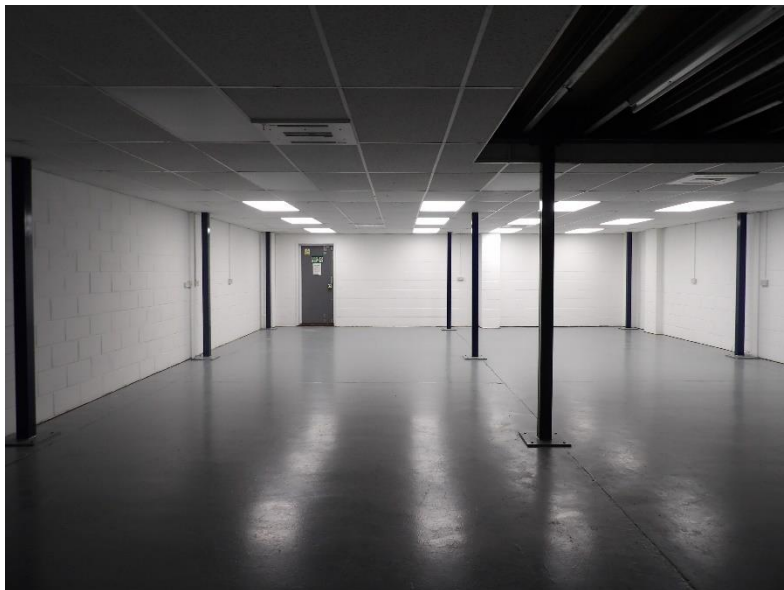
The property appears in the Valuation List with a Rateable Value of £25,250.

Energy Performance Certificate

The property has an EPC rating of C68.

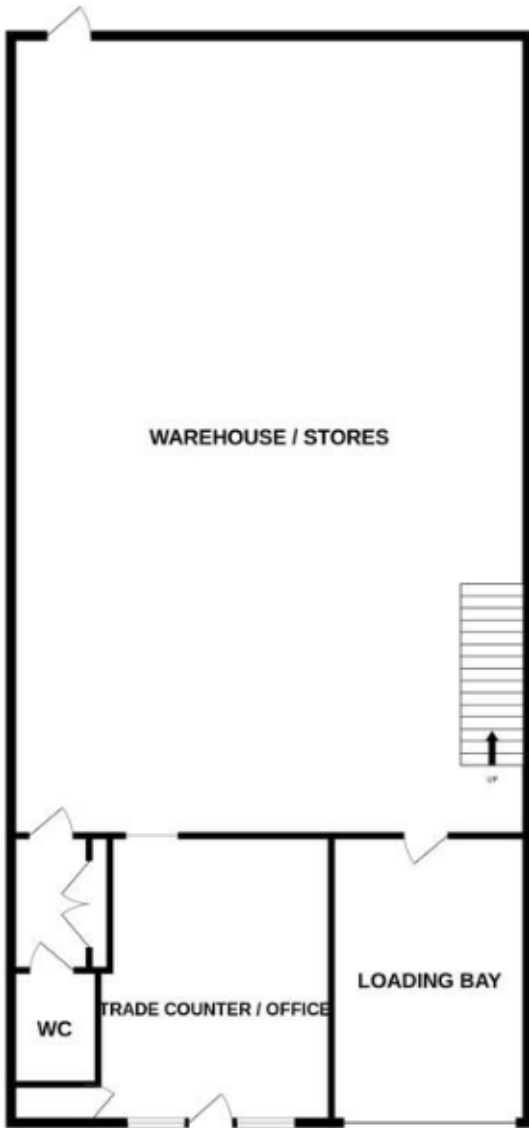
Legal Fees

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



GROUND FLOOR

1ST FLOOR



Floor Plan



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