

01206 577667

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Industrial Unit – To let



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

Passing Rent: £25,300 Per Annum Exclusive

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

- 6 Car Parking Spaces
- Dedicated Loading Bay
- Single Roller Shutter Door Loading Area
- Ground and First 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.



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, dedicated 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)

Asking Terms

The property is available by way of an assignment of a 5 year lease from 28/06/2024 including a tenant only break on the 3rd year anniversary.

Passing Rent

£25,300 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

This rent is increased annually please see details below:

£25,300pax	from	28/06/2024
£26,059pax	from	28/06/2025
£26,840.77pax	from	28/06/2026
£27,645.99pax	from	28/06/2027
£28,475.37pax	from	28/06/2028

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.



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