

01206 577667

www.whybrow.net



Industrial Unit - To Let



Unit G, Global Park, Colchester, Essex, CO1 2TJ

Asking Rent: £22,500 per annum exclusive

2,336 Sq. ft (217 Sq. m)

- Easy Access to A120 and A12
- Suitable for a Variety of Uses STP
- New over-roof and painted floors
- Roller Shutter Door
- Approximately 3.38m floor to eaves height
- Flexible mezzanine removal available, subject to terms and covenant strength

Location

Colchester is a major economic centre in North Essex with a resident population now exceeding 185,000.

The unit is situated within Global Park, Moorside, a mixed commercial and leisure area benefiting from good links to the City Centre and inner ring road system, which lead to the A12 / A120. Close by is the main line railway station with trains to London Liverpool Street in approximately 55 minutes.

Description

The property comprises a modern ground-floor industrial unit benefiting from a new over roof, painted floors and roller shutter access. The mezzanine provides useful additional storage accommodation, maximising the usable floor area within the building.

The floor to mezzanine height is approximately 2.39m, with a floor to eaves height of approximately 3.38m.

The mezzanine offers flexible additional space for prospective occupiers but could be considered for removal if required, subject to terms and covenant strength.

Accommodation

The property benefits from the following Net Internal Areas (NIA):

Ground Floor	1,496 sq. ft
Mezzanine	840 sq. ft
Total GIA	2,336 sq. ft (217 sq. m)

Asking Terms

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

Rent

£22,500 per annum exclusive of Business Rates and all other outgoings.

Planning

The property benefits from an established Class B2 (Industrial) use. Interested parties are advised to contact Colchester City Council on 01206 282222.

Service Charge

The property is subject to a service charge. Further details available upon request.

Business Rates

The property appears in the Valuation List with a Rateable Value of £15,500.

VAT

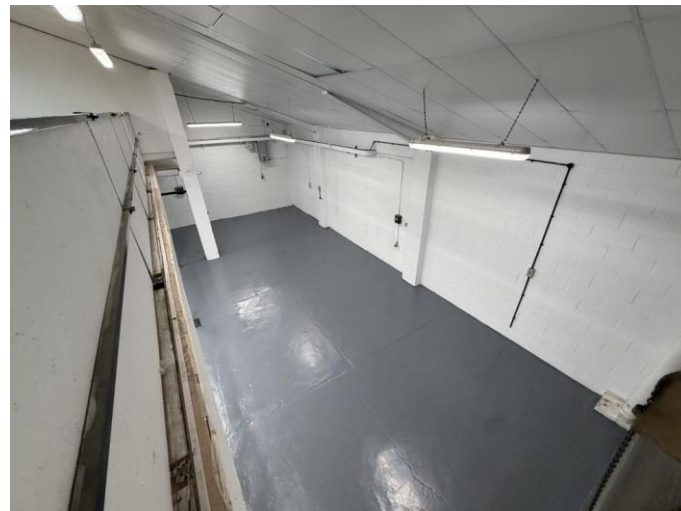
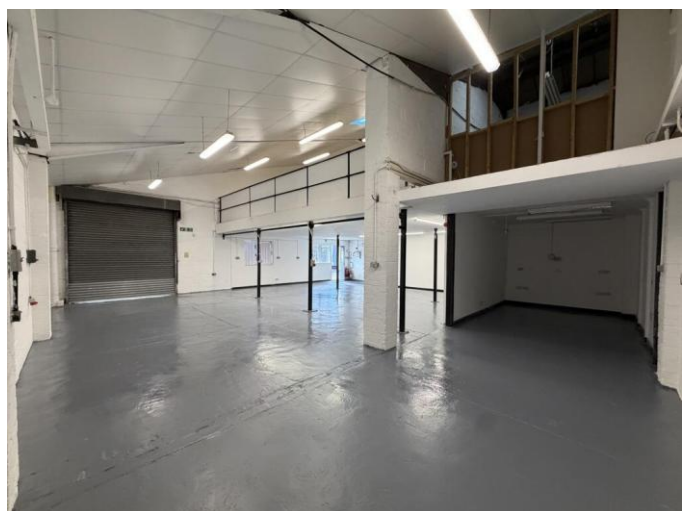
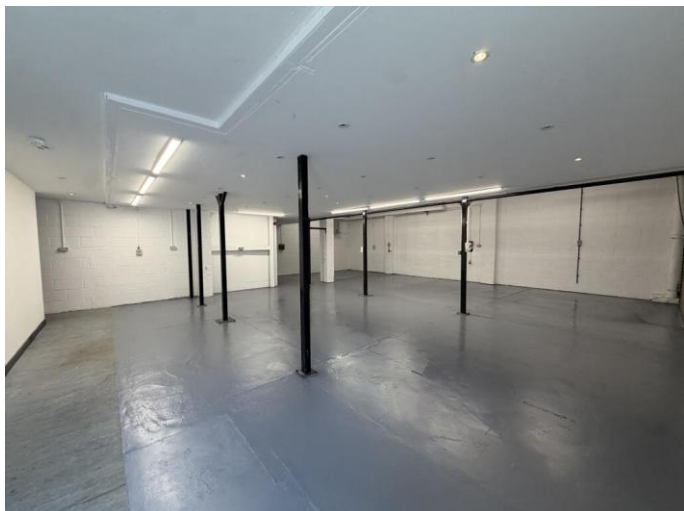
The property is elected for VAT.

Legal Fees

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

Energy Performance Certificate

The property benefits from an EPC rating of C61.



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