Fenn Wright
Incorporating Newman Commercial

01206 85 45 45

4 Crown Gate, Severalls Business Park, Colchester, Essex, CO4 9HZ

High Quality Light Industrial / Business Premises

- Large Loading Door & Generous Forecourt Area
- Approx. 5.2m Eaves Height & 6.2m Pitch Height
- Ground & First Floor Offices
- Tea Point & W/C Facilities
- Excellent A12/A120 Access

To Let
£36,500 PA

4,060 sq. ft
(377 m²)

EG
- Most Active Agent Essex 2019 & 2020
- Most Active Agent Suffolk 2020
- Dealmaker of the Year Essex 2019 & 2020
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882 The Crescent, Colchester Business Park, Colchester, Essex, CO4 9YQ

Details

Location
The premises are located at Crown Gate, a modern industrial development located on the popular Severalls Business Park, directly adjacent the A12/A120 interchange which provides excellent road access to the east coast ports of Felixstowe and Harwich, Stansted Airport and the national motorway network.

Description
The unit is constructed of a steel portal frame with brick and part profile steel clad elevations under a pitched and insulated roof, incorporating translucent roof lights, with an eaves height of approx. 5.2m and a pitch height of approx. 6.2m.

The main industrial area has a three phase electrical supply, gas warm air blower (not tested), high bay lighting and a full height roller shutter door (approx. 3.5m wide by 4.5m high). Two WC's (one accessible), and a kitchenette, are provided on the ground floor.

There is a ground floor office and two first floor offices which benefit from suspended ceilings with recessed lighting, electric wall mounted heaters (not tested), double glazed windows and carpeting.

To the front of the building is a large forecourt area suitable for loading/unloading and providing ample car parking.

Accommodation
(Approximate gross internal measurements)

Warehouse	Approx.	2,810 sq ft	261 m²
Office & Facilities	Approx.	625 sq ft	58.0 m²
First Floor	Approx.	625 sq ft	58.0 m²
Total	**Approx.**	**4,060 sq ft**	**377.0 m²**

Terms
The premises are to let on a new full repairing lease, length and terms to be agreed, at a rent of £36,500 per annum. VAT is applicable at the prevailing rate.

Service Charge / Buildings Insurance
A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas. Approx. cost for the current year £1,555.00.

Buildings insurance is arranged by the landlord with the cost to be recovered form the tenant. Approx. cost for the current year £1,050.

Business Rates
We have been informed that the rateable value is £22,500. We estimate that the rates payable are likely to be in the region of £11,300 per annum. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

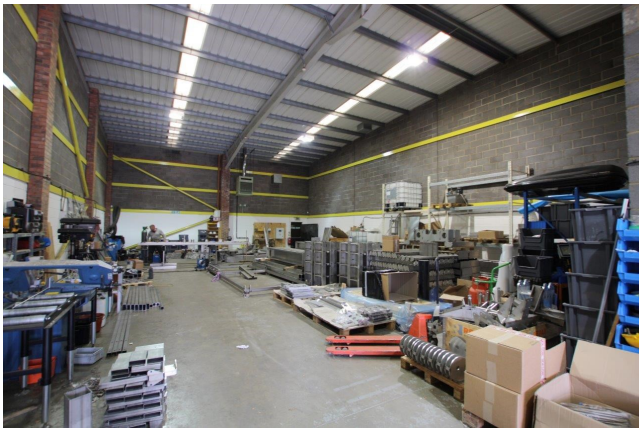
Energy Performance Certificate (EPC)
We have been advised that the premises fall within class E (110) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT
All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

Legal Costs
Each party will bear their own legal costs.

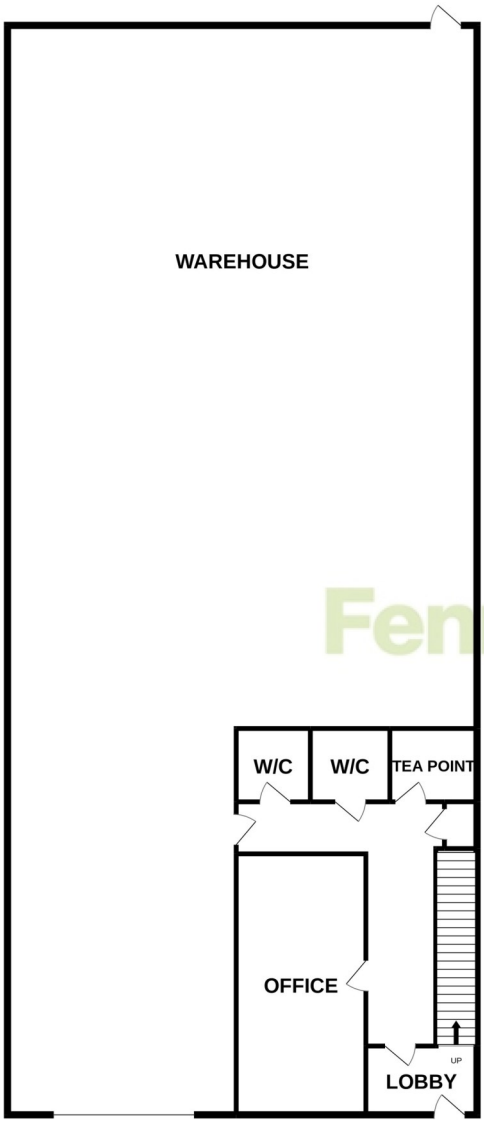
Viewing
Strictly by appointment via sole agents:

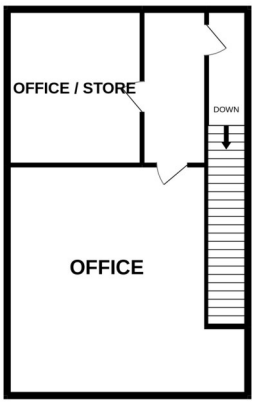
Fenn Wright - Michael Moody
Tel: 01206 85 45 45
Email: newman@fennwright.co.uk



GROUND FLOOR

1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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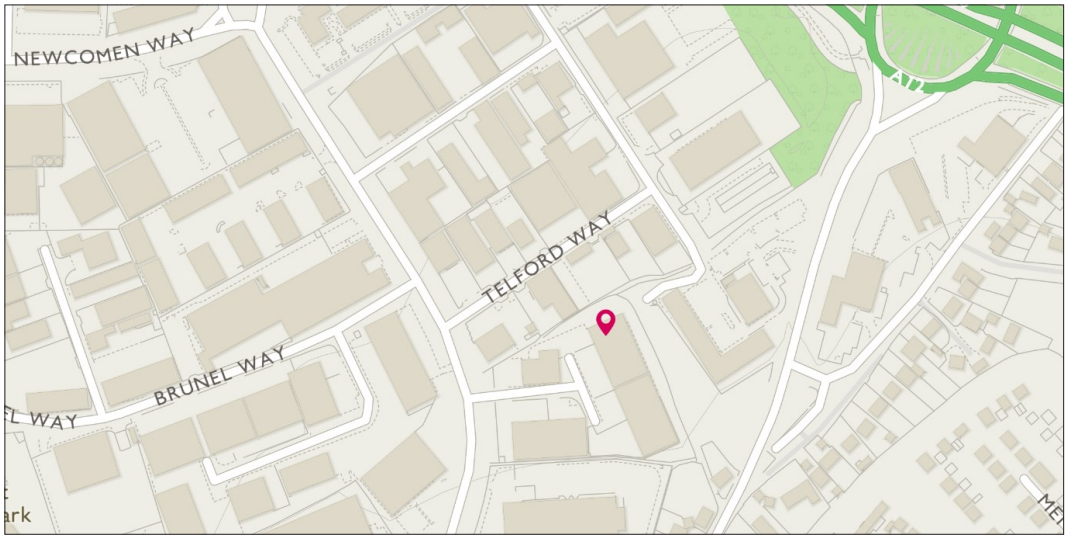

For further information contact:

newman@fennwright.co.uk

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fennwright.co.uk

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.

ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.

iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.

v. All quoting terms may be subject to VAT at the prevailing rate from time to time.

vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

The Property Ombudsman

rightmove

propertylink

PAI Commercial Property Network

Details Updated: 04.09.20