



**Land: Colchester**

**Monthly £800**

## RAYLEIGH OFFICE

For further information or to arrange to view this property please call

**01268 783377**

Welcome to an exceptional opportunity for your business to thrive in Colchester's vibrant commercial landscape. Situated in a highly sought-after location, this spacious yard space offers versatility and convenience for a variety of commercial endeavours.

## DETAILS

### LOCATION:

Conveniently located in Colchester along side the A12, this prime commercial yard space enjoys easy access to major transportation routes, ensuring seamless connectivity to the region's key areas. Nestled within a bustling commercial district, ideal for businesses seeking to maximize exposure and accessibility.

### EXPANSIVE YARD SPACE:

Spanning 3,200 square feet, this generously sized yard space provides ample room for various commercial activities, including storage, distribution, manufacturing, and more.

### SECURE ENVIRONMENT:

The premises offer a secure environment, ensuring the safety of your assets and operations.

**FLEXIBLE LEASE TERMS:**

Whether you require short-term or long-term lease arrangements, flexible terms are available to accommodate your business needs.

**ACCESSIBILITY:**

With easy access for vehicles of all sizes, including trucks and trailers, navigating in and out of the yard is hassle-free, streamlining logistics and operations.

**IDEAL FOR VARIOUS BUSINESSES:**

This commercial yard space presents an exceptional opportunity for a wide range of businesses, including but not limited to:

- **Construction Companies:** Ideal for storing equipment, materials, and machinery, the yard space offers convenience for construction firms seeking a central location.
- **Logistics and Distribution:** With its strategic location and ample space, the yard is well-suited for logistics and distribution companies requiring efficient storage and transportation facilities.
- **Manufacturing Ventures:** From temporary staging areas to long-term production facilities, the yard space accommodates the needs of manufacturing enterprises with ease.

**Schedule a Viewing:** Don't miss out on this exceptional opportunity to secure prime commercial yard space in Colchester. Schedule a viewing today to experience firsthand the potential this property holds for your business.

**SERVICE CHARGE:**

None.

**INSURANCE:**

Contents insurance is the responsibility of the tenant.

**LOCAL AUTHORITY:**

Colchester District Council

**TERMS:**

To be agreed with the landlord. The landlord is willing to consider either a stepped rent, or a rent free period to enable tenants to adapt the building to their use. If this option is taken, a minimum lease term of 1 year will apply.

**LEGAL****NOTICE**

In the context of the Property Misdescriptions Act 1991 it is hereby declared that none of the statements contained in these particulars as to this property are to be relied on as statements of fact. It is understood that any

prospective buyer will arrange for an independent survey. Photographs may have been taken with a wide-angled lens.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

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**Whirledge  
&Nott**

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