

FennWright

Former Lookers Site
Hawkins Road
Colchester
Essex
CO2 8JX

TO LET

**Approx. 23,232 Sq. Ft
Industrial / Warehouse
Premises On Approx. 2.6
Acre Site**

- To Let At £165,000 Per Annum
- Immediate Occupation Available
- Fenced & Gated Site
- Large Open Plan Warehouse Area
- Offices & WC Facilities
- Established Industrial Estate Location



Location

The site is located on Hawkins Road, to the east of Colchester City Centre within the Whitehall Industrial Estate / Hythe industrial area.

Good access is available to the inner ring road system which links the property directly to the A12 / A120 providing easy access to the East Coast ports of Harwich and Felixstowe and Stansted Airport. Hythe Train Station is within easy walking distance.

Description

The site (until recently used as a PDI Centre and for car storage), is fenced, gated and benefits from a security barrier entrance system. The yard consists of a substantial area (mixture of concrete hardstanding and compacted earth), with a total site area of approx. 2.6 acres.

The warehouse offers two main bays, two large loading doors to the rear, and a minimum eaves height of 5.9m to most areas. There is an additional smaller shutter door to the side elevation and personnel doors on each elevation.

Four ground floor offices are provided along with W/C facilities. There is three phase power, lighting and water.

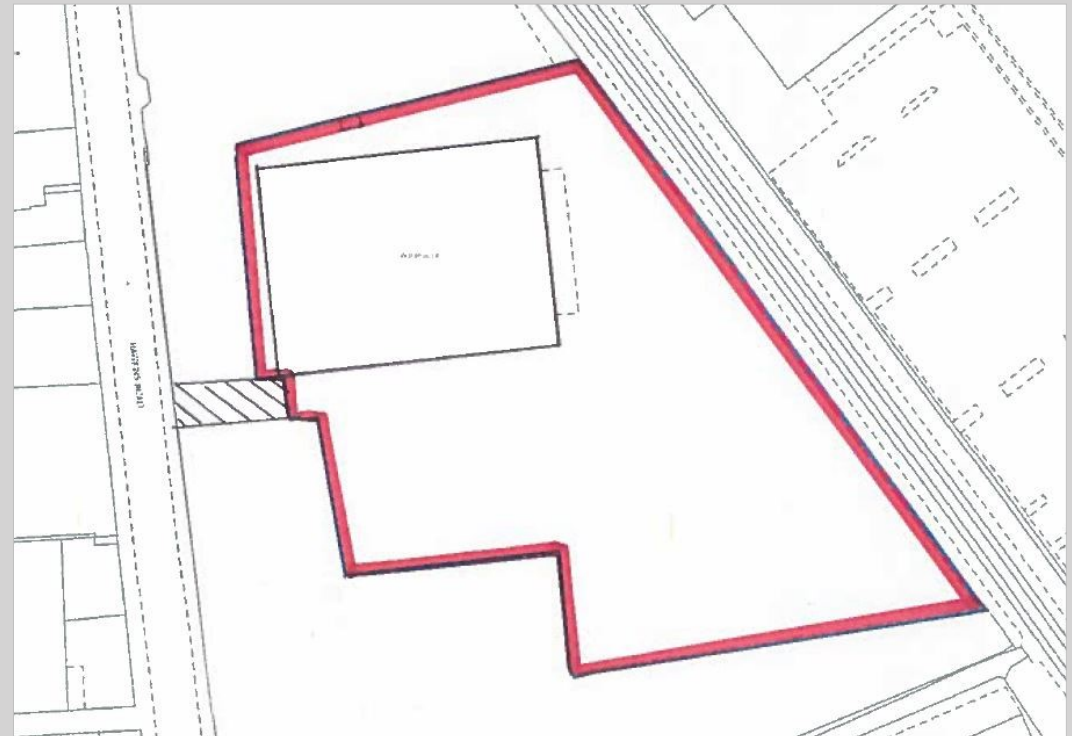
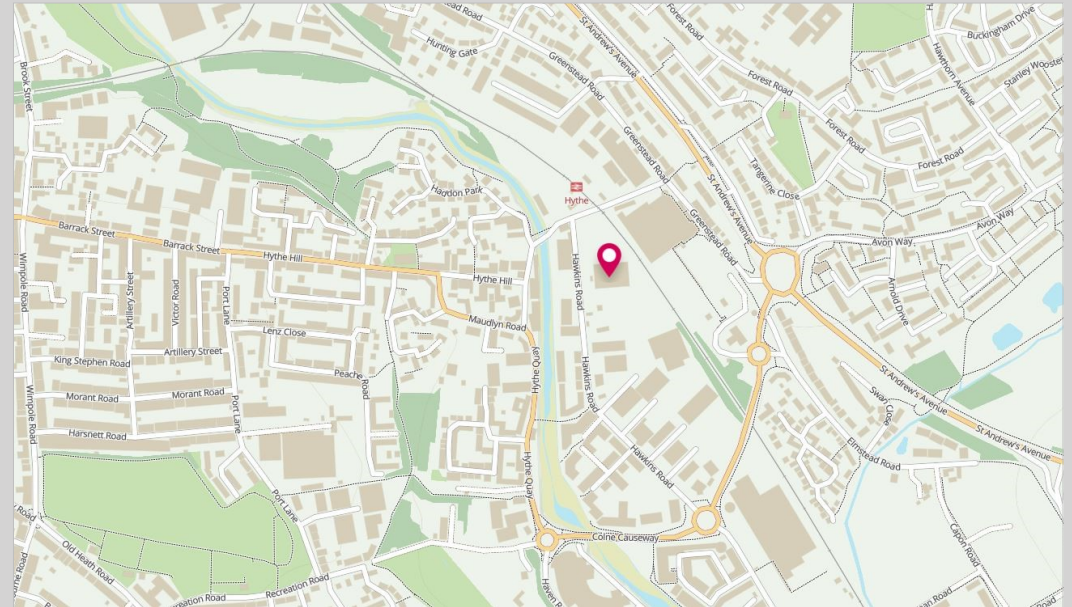
Generous car parking and loading / unloading space is available on site.

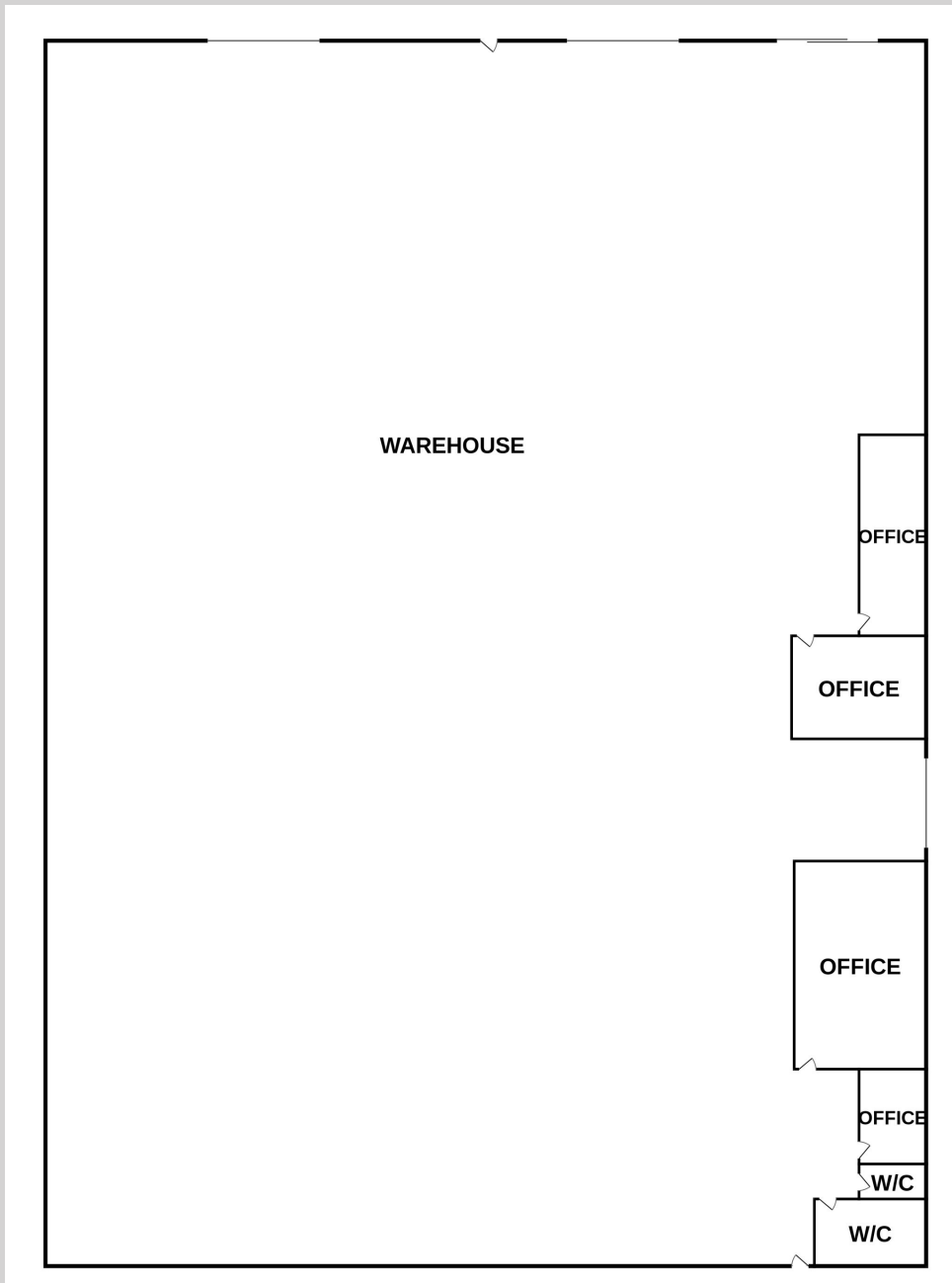
Accommodation

(Approximate Gross Internal Area):

Warehousing	21,705 sq. ft	(2,016.4 sq. m)
Offices / Facilities	1,527 sq. ft	(141.9 sq. m)
Total	23,232 sq. ft	(2,158.3 sq. m)

Total site area approx. 2.6 acres (1.05 hectares).





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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Terms

The premises are available to let on a new full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £165,000 per annum.

We are advised that VAT is applicable at the prevailing rate.

Service Charge

We are advised that there is no service charge applicable.

Buildings Insurance

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

The approx. cost for the current year is to be confirmed.

Business Rates

We are advised that the premises have a rateable value of £126,000.

We therefore estimate that rates payable are likely to be in the region of £64,500.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

Energy Performance Certificate (EPC)

A copy of the energy performance certificate will soon be available from our office upon request.

VAT

All rents and price 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.

FennWright

Viewings Strictly By Appointment
Via Sole Agents:

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