

FennWright[®]

2 Crown Gate
Wyncolls Road
Severalls Industrial Park
Colchester
Essex
CO4 9HZ

TO LET

Prominent Industrial / Warehouse /
Trade Counter Premises

- GIA Approx. 8,275 Sq. Ft. (768.7 Sq. M)
- To Let On A New FRI Lease
- Rent of £99,500 Per Annum
- Pending Light Refurbishment
- Approx. 6.0m Eaves & 6.15m Apex Height
- Fourteen Marked Car Parking Bays
- Easy A12 / A120 Access



Location

The property is prominently located at Crown Gate, off Wyncolls Road, on the very well established Severalls Industrial Park, which is adjacent to the A12/A120 interchange providing easy access to Stansted Airport, the East Coast ports of Harwich and Felixstowe, and the national motorway network.

Nearby occupiers include: Peach Guitars, Edmundson Electrical, BSS, Crown Paints, Screwfix, Toolstation, and Motorparts Direct.

Description

The premises are of steel portal frame construction under a pitched and insulated roof, incorporating transparent roof lights, with part brick and part clad elevations.

The warehouse is accessed via a large loading door (approx. 3.5m wide by 4.5m high) and features an eaves height of c. 6.0m and an apex height of c.6.15m, lighting and a three phase power supply.

There are ground and first floor offices to the front elevation with ample windows providing natural daylight. The office specification is to include; carpets and suspended ceilings with LED lighting and electric heating. Kitchenette and WC facilities are also provided on both the ground and first floor.

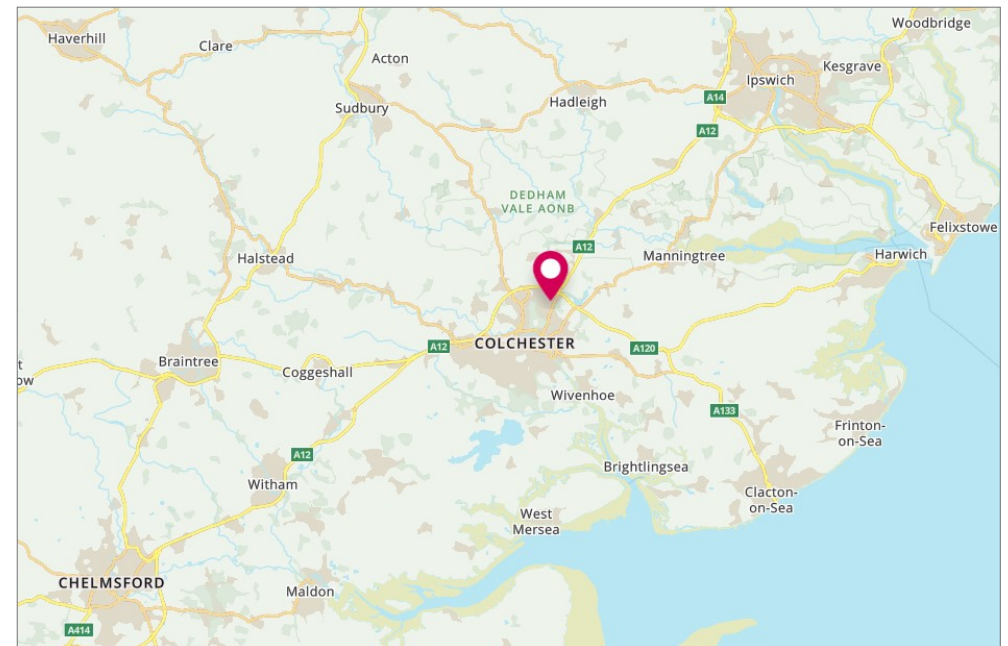
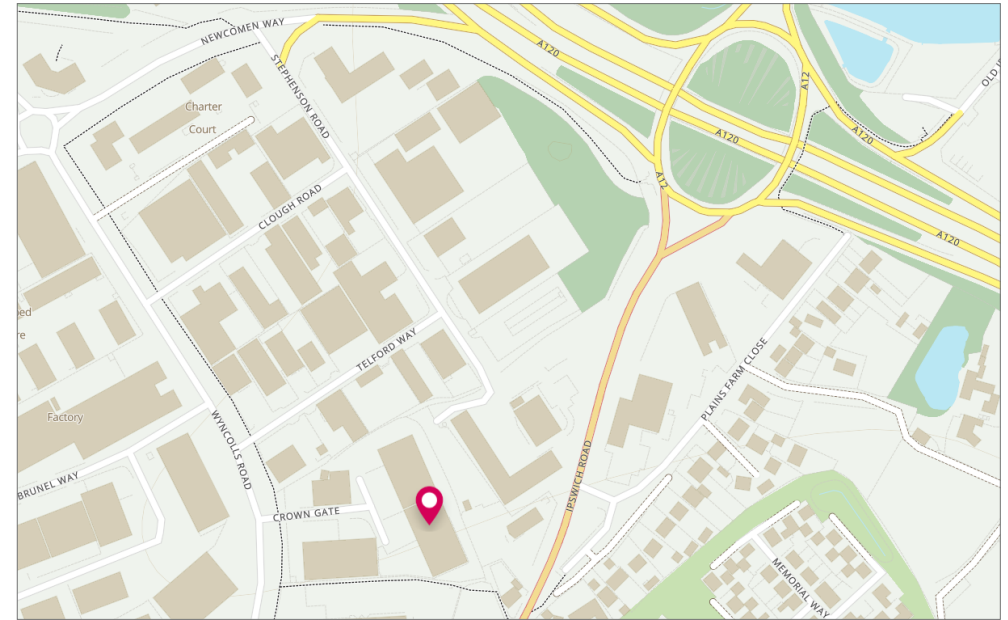
There is a self contained forecourt to the front of the premises, providing ample loading / unloading and fourteen marked car parking bays.

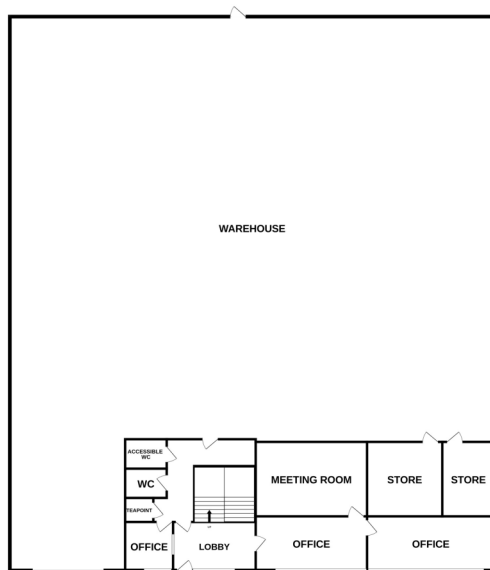
Note: The premises are due to undergo light refurbishment with works due to be completed Q3 2024.

Accommodation

(Approximate gross internal measurements)

Warehouse	Approx.	5,833 sq ft	(541.9 sq m)
Ground Floor Offices/Facilities	Approx.	1,221 sq ft	(113.4 sq m)
First Floor Offices/Facilities	Approx.	1,221 sq ft	(113.4 sq m)
Total	Approx.	8,275 sq ft	(768.7 sq m)





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 £99,500 per annum, plus VAT.

Business Rates

We have been advised that the current rateable value of the premises is £67,000. We therefore estimate that the rates payable are likely to be in the region of £34,300 per annum. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

Service Charge / Buildings Insurance

A service charge is applicable to cover; maintenance and cleaning of the estate communal areas, and estate signage and pest control. The approx. cost for the current year is £3,378.18.

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 £4,292.17.

Energy Performance Certificate (EPC)

A full copy of the EPC assessment and recommendation report will be available upon completion of the refurbishment, from our office upon request.

Planning

We are advised that the premises have historically been used for industrial, storage, and distribution purposes falling under use classes B2, B8 and E of the use classes order 2020.

Interested parties are advised to make their own enquiries with Colchester City Council.

Legal Costs

Each party will bear their own legal costs.

FennWright

Viewings Strictly By Appointment
Via Sole Letting Agents:

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882 The Crescent
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Note: Internal photos taken pre light refurbishment. For indicative purposes only.

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- Most Active Agent Suffolk 2020 & 2022
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Date Prepared: 21.03.2024