

VegTrug

**AVAILABLE TO LET**

Prominent Industrial / Warehouse / Trade Counter Premises

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

**RENT**

**£99,500**  
per annum

**AVAILABLE AREA**

**8,275 sq ft**  
[768.7 sq m]

## IN BRIEF

- » To Let On A New FRI Lease
- » 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.

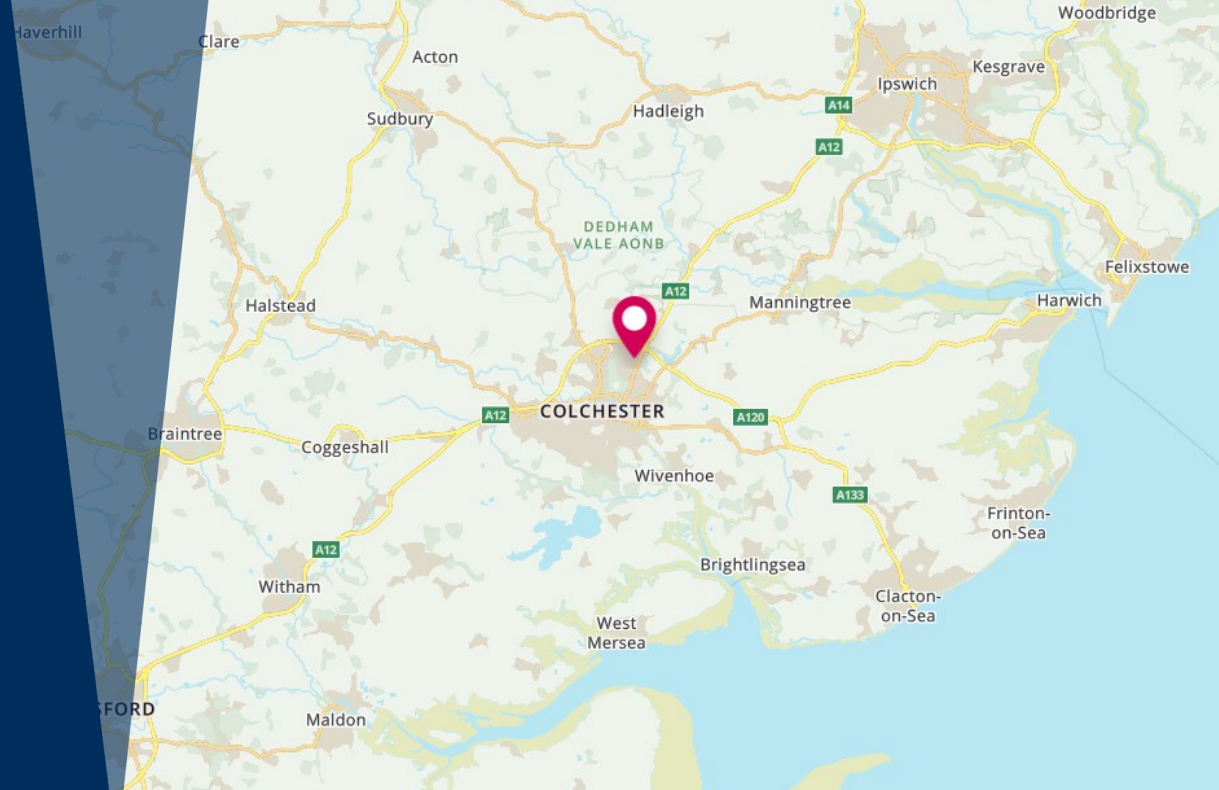
There is a self contained forecourt to the front of the premises, providing ample loading / unloading and fourteen marked car parking bays.

Note: The premises are due to undergo light refurbishment with works due to be

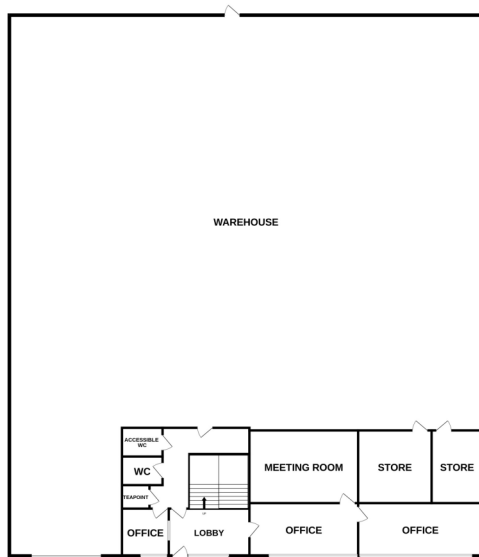
## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Warehouse: 5,833 sq ft [541.9 sq m] approx.
- » Ground Floor Offices/Facilities: 1,221 sq ft [113.4 sq m] approx.
- » First Floor Offices/Facilities: 1,221 sq ft [113.4 sq m] approx.
- » Total: 8,275 sq ft [768.7 sq m] approx.



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



## 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.

## SERVICE CHARGE

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.

## 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 £4,292.17.

## 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.

## 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.

## VAT

VAT will be applicable on the rent and service. All rents and prices are exclusive of VAT under the Finance act 1989.

## 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.

## ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identify prior to the instruction of solicitors.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

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OS licence no: TT000311015

Particulars created 21 June 2024

