

7 Wyncolls Road, Severalls Industrial Park, Colchester, Essex, CO4 9HU



Prominent Warehouse / Trade Counter Premises

- First Floor Offices, Kitchenette & WC's
- Large Forecourt & Loading Door
- Ample On Site Car Parking
- Neighbouring Occupiers; BSS, Screwfix, Toolstation, Crown Paints, AllTrade & Motorparts Direct
- Easy Access Via A12 / A120 Interchange

To Let
£79,500 PA

**7,500 sq. ft
(696.8 sq. m)**



- **Most Active Agent Essex** 2019, 2020, 2021 & 2022
- **Most Active Agent Suffolk** 2020 & 2022
- **Dealmaker of the Year Essex** 2019 & 2020
- **Dealmaker of the Year Suffolk** 2020
- **Dealmaker of the Year South East** 2021 & 2022



RICS

the mark of
property
professionalism
worldwide

Details

Location

The property is prominently located fronting Wyncolls Road (with loading via Smeaton Close) on the 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.

Neighboring occupiers include: BSS, Reeman Dansie Auctions, Crown Paints, Screwfix, Toolstation, AllTrade, Speedy Fixings, Motorparts Direct, Edmundson Electrical and Eurocell.

Description

A mid terrace premises of steel portal frame construction under a pitched and insulated roof which incorporates translucent roof lights, Eaves height of approx. 5.6m and pitch approx. 6.6m.

A kitchenette and W/C facilities are provided on the ground floor with two carpeted and air conditioned office areas on the first floor.

There is a large loading door (approx. 3.6m wide by 4.8m high) providing access to the warehouse, which has lighting, gas supply, and a three phase power supply.

Externally there is a forecourt providing loading/unloading space, and ample on site car parking (front and rear of the premises).

Accommodation

(Approximate gross internal measurements)

Ground Floor	Approx.	6,415 sq ft	(596.0 sq m)
First Floor	Approx.	1,085 sq ft	(100.8 sq m)
Total	Approx.	7,500 sq ft	(696.8 sq m)

Terms

The premises are available to let by way of an assignment of the existing five year lease, which commenced 26 May 2023 (expiring 25 May 2028), at a current passing rent of £79,500 per annum.

Alternatively consideration to a sub-lease will be given.

We are advised that VAT is applicable.

Service Charge

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas.

The approx. cost for the current year £5,231.

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 £1,118.

Business Rates

We have been informed that the rateable value is £61,500. We therefore estimate that the rates payable are likely to be in the region of £31,500 per annum. [View the assessment here.](#)

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

Energy Performance Certificate (EPC)

We are advised that the premises have been assessed with a rating of B (47).

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

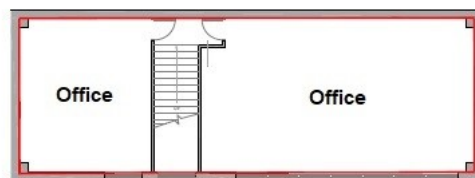
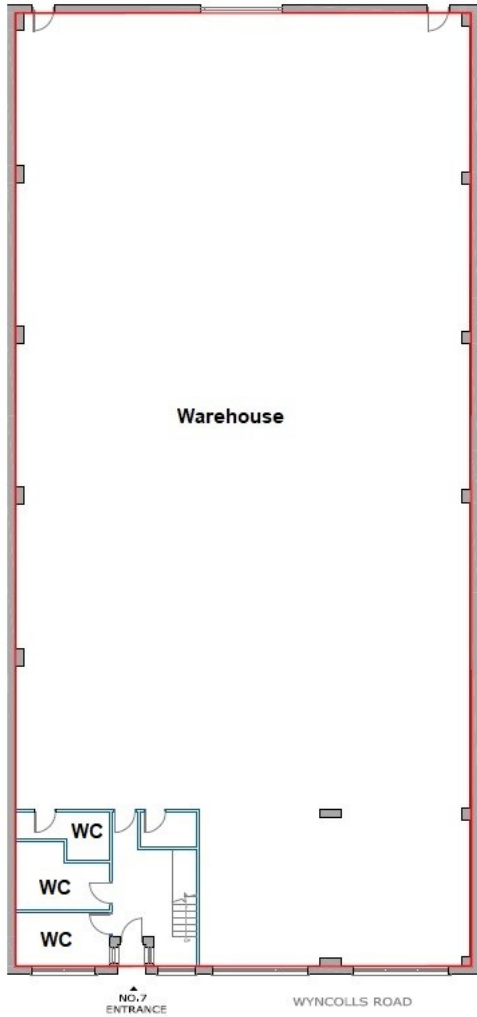
Strictly by appointment via sole agents:

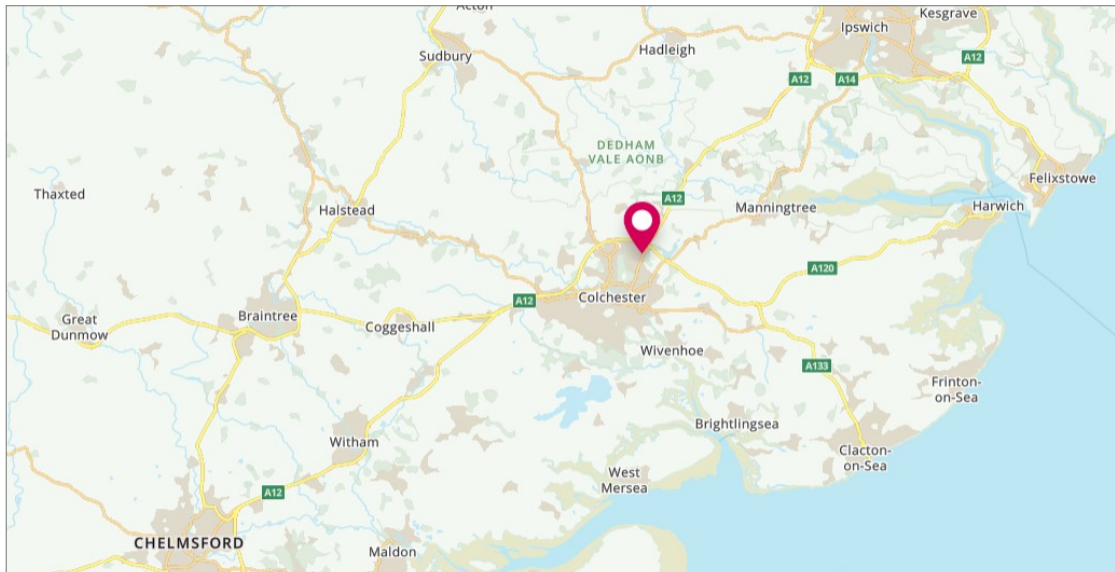
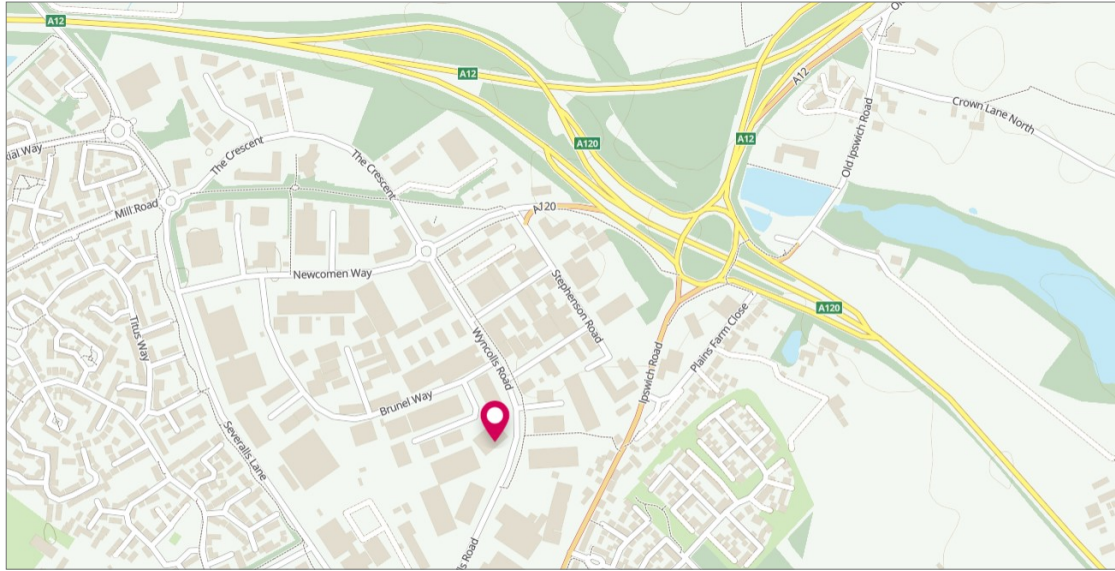
Fenn Wright

01206 85 45 45

fennwright.co.uk

colchestercommercial@fennwright.co.uk





For further information

01206 85 45 45

fennwright.co.uk

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are given 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.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex CO3 8RQ. A list of members is open to inspection at our offices.

