



AVAILABLE TO LET

Light Industrial / Trade Counter Unit With Mezzanine Floor

4 Acorn Place, Heckworth Close, Severalls
Industrial Park, Colchester, Essex, CO4 9TQ

RENT

£35,000
per annum

AVAILABLE AREA

3,474 sq ft
[322.7 sq m]

IN BRIEF

- » Available from June 2024
- » Nearby; Screwfix, Toolstation & Edmundson Electrical
- » Mezzanine floor & first floor office
- » Large loading door, and loading bay area

LOCATION

The unit is prominently situated on the established Severalls Industrial Park, and opposite Edmundson Electrical.

Severalls Industrial Park is located to the North of Colchester, adjacent to The Crown Interchange (Junction 29) of the A12 / A120, and benefits from excellent road links to the national motorway network, Stansted Airport, and the east coast ports of Harwich and Felixstowe.

Colchester City Centre and mainline railway station (London Liverpool Street approx. 50 minutes) are only 3.5 miles distant.

DESCRIPTION

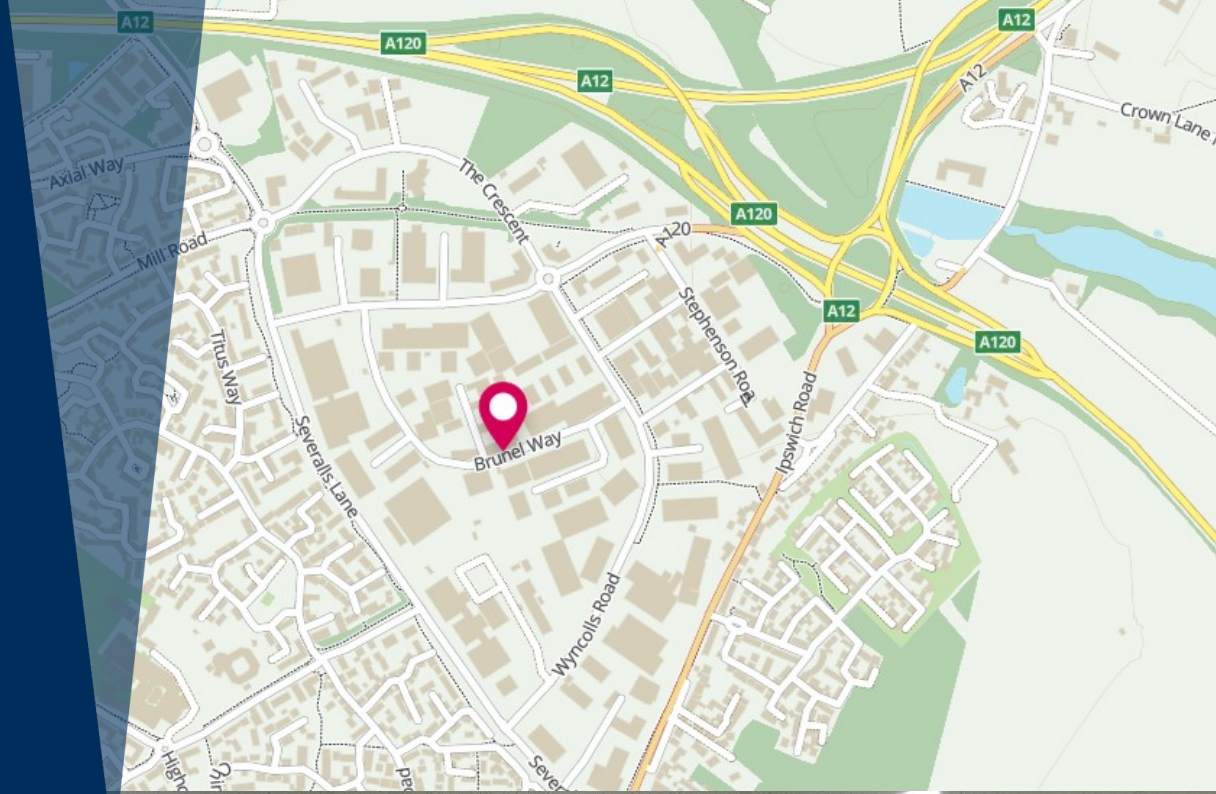
The unit is of steel portal frame construction with profile steel cladding and double glazed windows and doors. A full height loading door provides access to a loading bay, with three phase power, fluorescent lighting, and WC. A personnel door leads to an office / trade counter area. There is a first floor office at the front of the building with a full mezzanine to the rear. Underneath the mezzanine is an approx. height of 2.3m.

Externally there is a forecourt for loading/unloading and parking for up to seven cars.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Ground Floor: 1,845 sq ft [171.4 sq m]
- » First Floor Office: 300 sq ft [27.9 sq m]
- » Mezzanine Floor: 1,329 sq ft [123.5 sq m]
- » Total: 3,474 sq ft [322.7 sq m]



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 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 £35,000 per annum plus VAT.

SERVICE CHARGE

We are advised that no service charge is applicable.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £25,250. Therefore estimated rates payable of approximately £12,600 for the current year.

Interested parties are advised to make their own enquiries.

BUILDINGS INSURANCE

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

For the current year the approximate cost is £320.00 plus VAT.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (89) of the energy performance assessment scale. However this assessment has expired and a new certificate is being commissioned.

A full copy of the EPC assessment will soon be available 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.

LEGAL COSTS

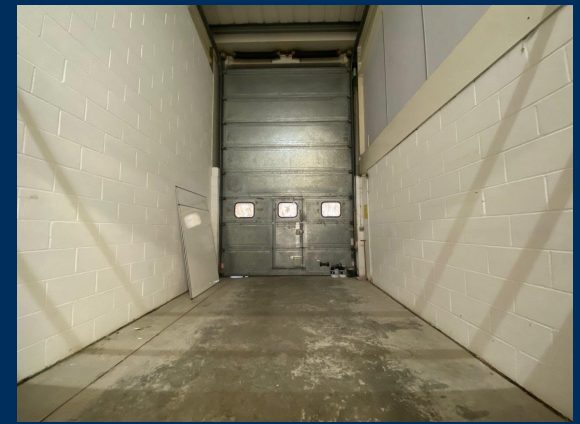
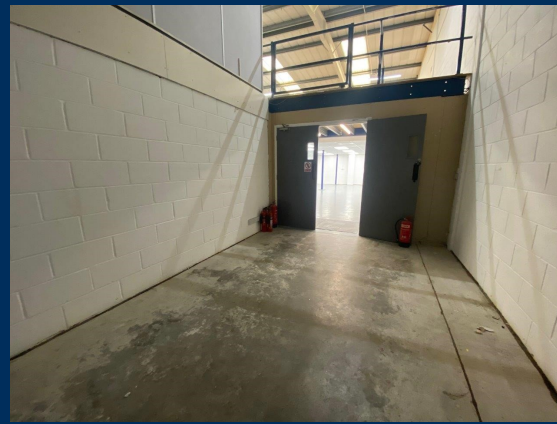
Each party is to cover their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Colchester Business Park
Colchester
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OS licence no: TT000311015

Particulars created 6th June 2024

