



AVAILABLE TO LET

Prominent Business Unit With Warehouse & Offices

Graphic House, Telford Way, Severalls
Industrial Park, Colchester, Essex, CO4 9QF

RENT

£76,374
per annum

AVAILABLE AREA

10,644 sq ft
[988.9 sq m]

IN BRIEF

- » Ready for occupation
- » Warehouse / storage areas
- » Ground & first floor offices
- » LED lighting & Large Loading Door
- » Easy A12/A120 access

LOCATION

The property is prominently located on the corner of Telford Way and Stephenson Road on the very well established and popular Severalls Industrial Park. Situated 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; Edmundson Electrical, Eurocell, BSS, Crown Paints, Screwfix, Toolstation, AllTrade, Speedy Fixings, and Motorparts Direct.

DESCRIPTION

The building is of steel portal frame with brick and insulated steel clad elevations under a pitched and insulated roof.

A welcoming reception area provides access to a mix of ground floor office, workshop and warehouse space along with first floor office areas. WC and tea point facilities are also provided. An electrically operated loading door (3m wide x 3.5m high) on the side elevation provides access to the warehouse areas.

The building benefits from LED lighting, three phase power, mains gas, and mains water supplies.

Externally there is a fenced forecourt area providing parking for c.18 cars along with loading and unloading areas.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- | | | |
|-----------------------|--------------|----------------------|
| » Ground Floor | 7,789 sq ft | [723.6 sq m] approx. |
| » First Floor Offices | 2,855 sq ft | [265.3 sq m] approx. |
| » Total | 10,644 sq ft | [988.9 sq m] approx. |





TERMS

The premises are available to let by way of an assignment of the existing ten year FRI lease (no break option or review outstanding) which is to expire November 2028, at a passing rent of £76,374 pax. Or on a new sub-lease, with terms to be agreed.

Alternatively a new lease, direct from the landlord, may be available subject to negotiation.

SERVICE CHARGE

We are advised that no service charge is applicable.

BUSINESS RATES

We are advised that the premises are assessed for business rates purposes in conjunction with three adjacent properties ([view here](#)), and are yet to be individually assessed.

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 £TBC plus VAT.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (78) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request or can be viewed [here](#).

VAT

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

LEGAL COSTS

Each party is to be responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

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

**VIEWINGS STRICTLY BY APPOINTMENT
VIA JOINT SOLE LETTING AGENTS:**

**Fenn Wright
882 The Crescent
Colchester Business Park
Colchester
Essex CO4 9YQ**

**Contact:
T: 01206 854545
E: colchestercommercial@fennwright.co.uk**

**fennwright.co.uk
01206 854545**



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

OS licence no: TT000311015

Particulars created 12th June 2024

