# FennWright.

FLEORD

# AVAILABLE TO LET

Prominent Business Unit With Warehouse & Offices

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

TILL

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, Eurocelll, 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 are 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 <u>here</u>.

#### 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

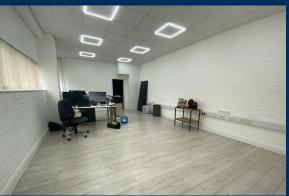
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Particulars created 12th June 2024

