



**AVAILABLE TO LET**

Light Industrial / Business Units with On Site Car Parking

The Colchester Business & Seedbed Centre,  
Wyncolls Road, Severalls Park, CO4 9HT

**LICENCE FEE**

**FROM £1,565 PCM**  
(plus VAT)

**AVAILABLE AREA**

**1,250 sq ft to 2,215 sq ft**  
[116.1 sq m to 205.8 sq m]

## IN BRIEF

- » Rolling, Monthly Licence Agreements
- » Flexible, Easy In-Easy Out Terms
- » Licence Inclusive Of High Speed Internet Service
- » Immediate Occupation & No Legal Costs
- » Excellent A12 / A120 Access

## LOCATION

Colchester Business and Seedbed Centre is a development of 44 individual units located on the popular Severalls Park development directly adjacent to the A12/A120 Interchange providing easy access to the national motorway network. The Centre is approximately 3 miles Colchester North Railway Station and has a regular Bus public transport service circulating the Business Park. There is a café on site providing hot/cold food and beverages.

## DESCRIPTION

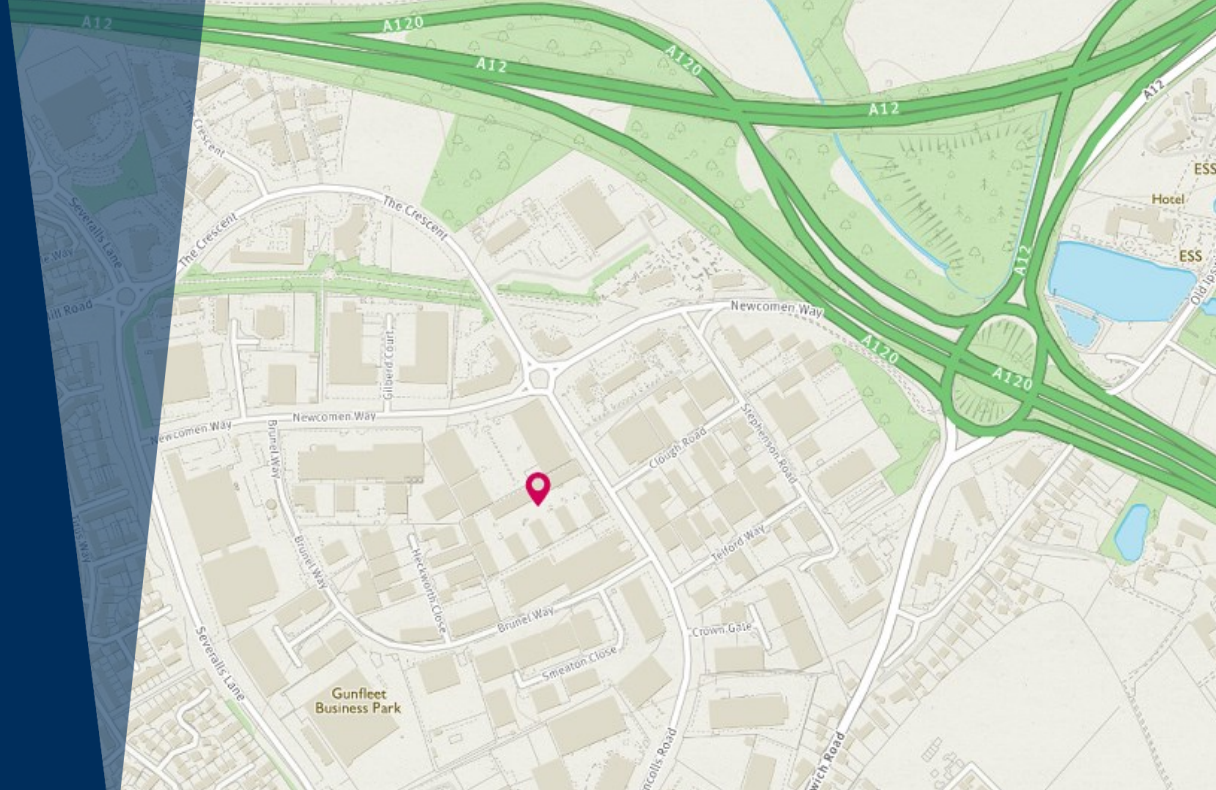
The industrial units are clean, open plan units with lighting and electric wall sockets and a telecoms point and disabled toilet facilities. Every unit has a full height roller shutter door and personnel door to the front elevation. Externally car parking and loading / unloading facilities are provided at the front of the unit.

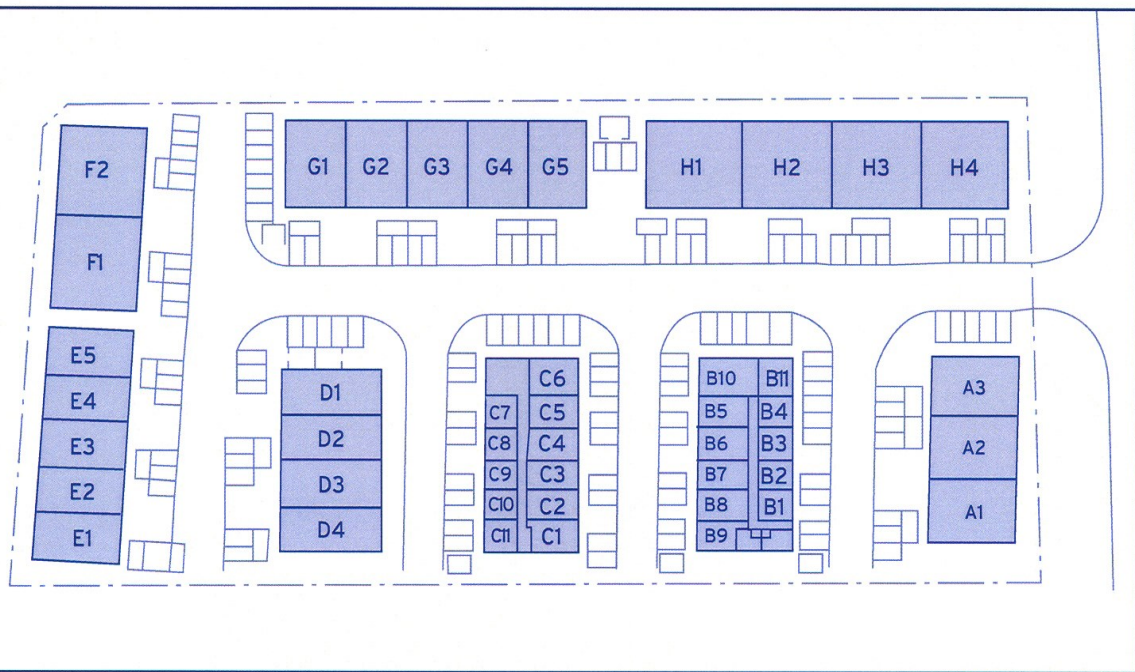
## ACCOMMODATION (Current Availability)

[Approximate gross Internal Floor Areas]

» Unit A2:	1,480 sq ft	[137.5 sq m]	£1,825 PCM
» Unit A3:	1,480 sq ft	[137.5 sq m]	£1,825 PCM
» Unit D4:	1,250 sq ft	[116.1 sq m]	£1,565 PCM
» Unit H3: (under offer)	2,215 sq ft	[205.8 sq m]	£2,585 PCM

VAT is applicable on the monthly licence fee at the statutory rate





Ground floor



### INCLUSIVE MONTHLY LICENCE AGREEMENT

The rolling monthly licence agreements are inclusive of: water rates, buildings insurance, refuse / recycling collection, external grounds maintenance, repairs, lighting and cleaning to common areas, CCTV cameras, site security and on site management.

Rental figures outlined above. VAT is applicable at the prevailing rate.

### TERMS

The units are available on 'Easy in, Easy out' monthly licence agreements. Licence fees are to be paid monthly in advance by Direct Debit.

VAT is applicable at the prevailing rate. Full Licence Terms & Conditions available upon request.

### UTILITIES

Electricity is supplied and metered by the Landlords and is charged on a monthly basis by Direct Debit.

### DEPOSIT

A repairs deposit equivalent to two month's licence fee is to be paid prior to occupation of the unit.

A unit can be reserved for up to 30 days with a non refundable deposit of £500.00

### INCLUSIVE INTERNET CONNECTIVITY

As part of the monthly licence agreement, customers can enjoy an inclusive superfast fibre internet connection (up to 200gb of data per month).

In addition, the landlord can offer business-boosting, cloud-based VoIP telephony options, uniquely available on a rolling monthly licence. Available via a mobile app, desktop or handset, our flexible VoIP packages include 1000 minutes of free calls to UK landlines and mobiles, zero installation or connection fees, telephone answering service options and continuity - if you leave the premises, you can retain the number and service



## BUSINESS RATES

Licensees are responsible for their individual Business Rates. We have been informed that the rateable values are:

Unit A2	£14,500	<a href="#">Ratings Assessment</a>
Until A3	£14,500	<a href="#">Ratings Assessment</a>
Unit D4	£15,000	<a href="#">Ratings Assessment</a>
Unit H3	£20,500	<a href="#">Ratings Assessment</a>

Some businesses may be eligible for business rates relief. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that units fall within the following classes of the energy performance assessment scale:

Unit A2	D (77)	<a href="#">EPC</a>
Until A3	C (64)	<a href="#">EPC</a>
Unit D4	D (95)	<a href="#">EPC</a>
Unit H3	C (74)	<a href="#">EPC</a>

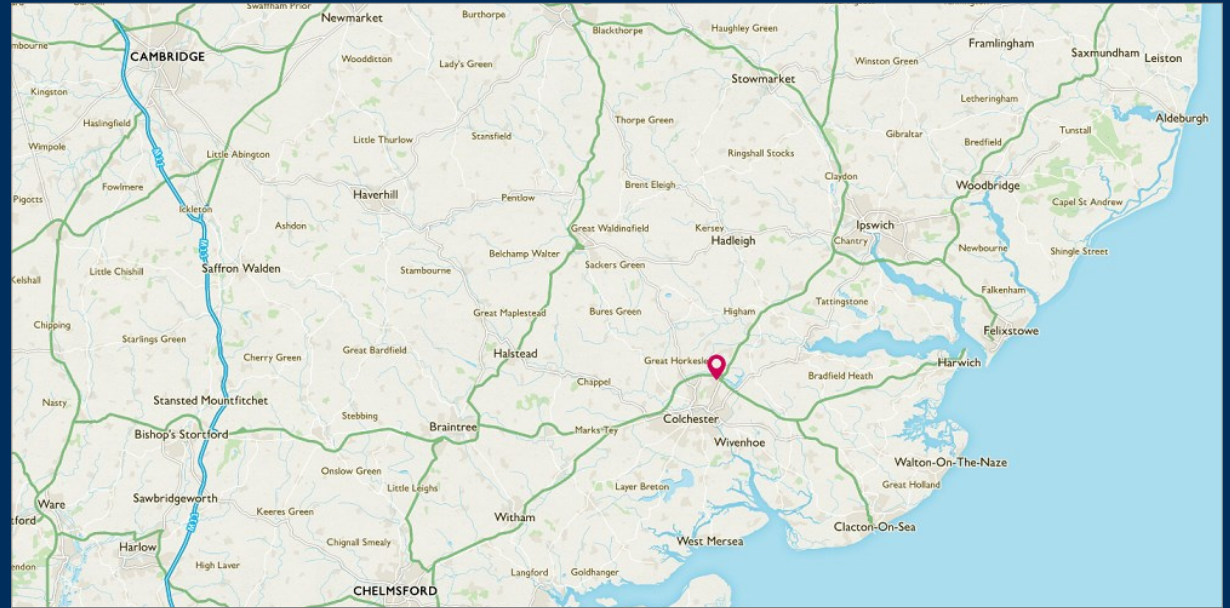
Full copies of the EPC assessments and recommendation reports are available from our office upon request .

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

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Colchester Business Park  
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OS licence no: TT000311015

Particulars created 5th July 2024

