

Leasehold – **TO LET**  
Land off Hythe Quay, Colchester  
CO2 8JB

Open Storage Land

On the instruction of:

**nationalgrid**

**c. 4.05 acres (1.64 hectares)**

(Subject to measurement)



Indicative site area (Source: Google Maps) (Not to Scale)

# Land off Hythe Quay, Colchester CO2 8JB

## Leasehold – TO LET

### Location

The site is located adjacent to the junction of Hythe Quay and the Colne Causeway. Hythe Train Station is located under 0.5 miles (0.8km) from the site and Colchester Town Train Station is approximately 1.5 miles (2.41km) away. The site is well located to benefit from excellent road connections that provide access to Chelmsford, Ipswich, Harwich and Felixstowe.

### Description

The site extends to a total area of approximately 4.05 acres (1.64 hectares) and comprises areas of both hardstanding and vegetated land. The total hard surfaced area that can be used for open storage purposes, including the former gasholder base extends to approximately 1.62 acres (0.66 hectares). Access to the site is via double palisade gates directly off the roundabout at the junction between Hythe Quay and Colne Causeway. Third party rights of access will remain in place to the parcel excluded from the lease area, shown edged green on the aerial image.

### Terms

The site is available to lease for open storage use on flexible terms to be agreed.

### Rent

On application.

### Business Rates

Interested parties should make their own enquiries with Colchester Borough Council.

### Legal Costs

Each party is to bear their own legal costs.

### Viewing and Further Information:

Strictly by appointment with the sole agent BNP Paribas Real Estate;

### Felix Shepherd

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Subject to Contract

March 2023

[www.realestate-bnpparibas.co.uk](http://www.realestate-bnpparibas.co.uk)

