

TO LET
£25,000 PAX
plus VAT

Industrial Warehouse Unit
extending to
2,603 sq.ft. approx.

Available April/May
2024

6 ACORN PLACE, COLCHESTER
SEVERALLS INDUSTRIAL ESTATE, CO4 9TQ

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LOCATION & SITUATION

The property is located on Severalls Industrial Estate, the premier industrial estate for Colchester, approximately 22 miles from Harwich International Port, one of the UK's leading multi-purpose freight and passenger ports, 16 miles south of Ipswich and 3 miles northeast of Colchester town centre, with direct access on to the A12/A120 at the Crown Interchange.

Acorn Place is situated immediately off Heckworth Close which, in turn, is located off Brunel Road, one of the principal roads serving the industrial estate.

DESCRIPTION

The property is an end of terrace industrial unit constructed in the late 1980s/early 1990s extending to approximately 1,949 sq. ft. on the ground floor, with further mezzanine office accommodation at first floor level extending to approximately 654 sq. ft.

The building is constructed of a steel portal frame, brick and block walls with metal insulated sheet cladding to full height under an insulated profile sheet clad roof with roof lights. The wall to the adjoining unit is of block wall construction to full height. The approximate height to eaves is 4.75m to both front and rear elevations. From the exterior of the premises, the building has profile metal sheet cladding to both walls and roof.

Internally, the building provides a reception on the ground floor, accessed via a double-glazed entrance door. The industrial area is located behind the office accommodation, accessed via a separate roller shutter door approximately 4.9m x 2.9m on the front elevation. The offices at first floor level prevent the use of the full height roller shutter door.

RATEABLE VALUE | BUSINESS RATES

The property has a rateable value of £20,000.

TERMS

The property is available to let by way of a new effective, full repairing and insuring lease for a term of years to be agreed at a passing rent of £25,000 per annum exclusive plus VAT. Available from April/May 2024.

EPC

The property has an EPC rating of E. A copy of the certificate is available on the GOV.UK Non-Domestic Energy Performance Certificate Register.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors. FAO Tom Noble

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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

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