

↖ A12 COLCHESTER (NORTHBOUND)

PRESTED HALL ↗

A12 LONDON (SOUTHBOUND) →

ENTRANCE A ↘

↘ ENTRANCE B

TO LET
£100,000 PAX
2.46 ACRE
OPEN STORAGE YARD
AVAILABLE ON
FLEXIBLE LEASE
TERMS

All plans for illustration purposes only

FEERING TRIANGLE
LONDON ROAD, COLCHESTER CO5 9EJ

NP NICHOLAS
PERCIVAL
COMMERCIAL

2.46 OPEN STORAGE YARD WITH HARD SURFACED SITE/COMPOUND

AVAILABLE TO LET BY WAY OF A NEW LEASE/LICENCE

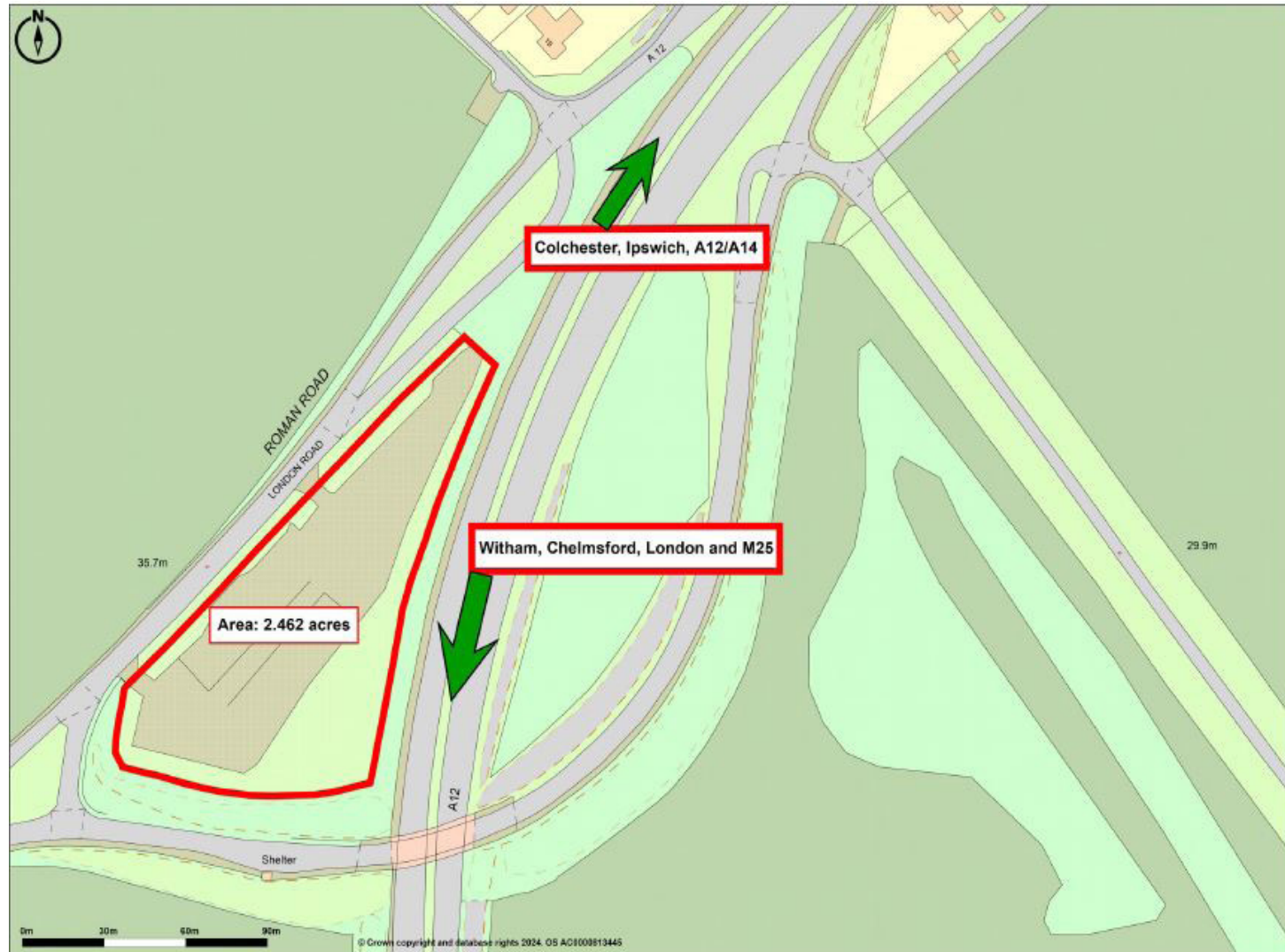
- Strategically located adjacent to the A12
- Excellent road links via A12 and A120
- Suitable for open storage / parking / plant
- Flexible lease terms available

LOCATION & SITUATION

The site is located along the B1024/London Road, slip road to the north-east of Feering/Kelvedon, and adjacent to the A12 northbound.

The site is situated just off the A12 and is within 5 miles distance to the intersection between the A120/A12 located within the county of Essex approximately 30 miles from the M25, 10 miles west of Colchester and 25 miles south-west of Ipswich. The site benefits from excellent transport links, situated just off the A12 which provides excellent access to the M25 and M11 motorway networks as well as London and Stansted Airport. Access to the A12 southbound is via the Feering/Kelvedon.

Marks Tey is well connected to the national rail network and lies on the Great Eastern Main Line. Marks Tey station is only 10 minutes drive away and benefits from regular services (every half an hour) into Central London (Liverpool Street) with a journey time of 56 minutes.



Stansted International Airport located approximately 30 miles to the west of Marks Tey, offers domestic and international flights and also benefits from the Stansted Express train service, offering a quick and direct journey into Central London.

The Ports of Harwich and Felixstowe are easily accessible by road being only 20 miles via the A120 and 30 miles via the A12 and A14 respectively.

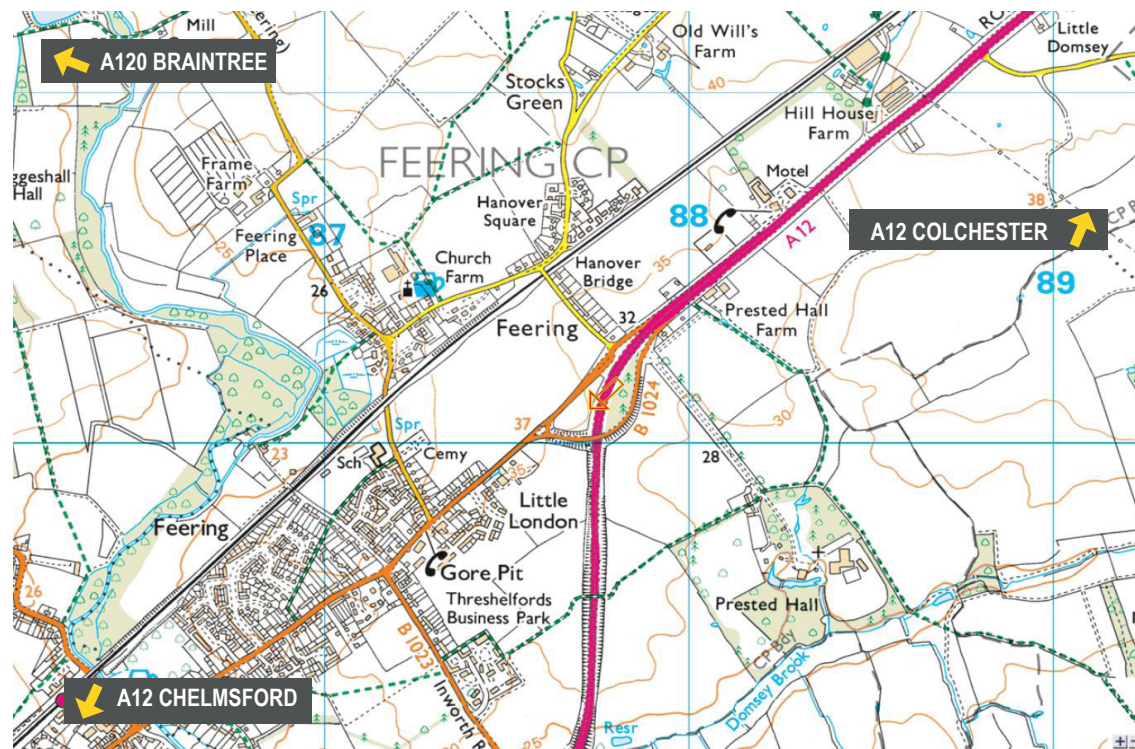
DESCRIPTION

The subject site is known locally as the Feering Triangle. The site is a section of land bounded to the north by London Road (B1024) and to the east by the A12 Trunk Road.

The site has been used for a number of years as commercial land for a mixture of B1/B2/B8 hybrid functions in association with A12 repair and improvement works.

The site extends to a total area of circa. 2.46-acre, benefiting from two established vehicular entrance/exit points directly from London Road/B1024. One is currently unused and secured by a bound. The site is part surfaced/hard standing with areas of soil. We calculate that the area with hard surfaced extends to approximately 1.6 acres with the remaining level soil surfaced with a mixture of shrubs and weed/self-seeded trees to its boundaries.

The current occupier (Costain Limited) has utilised the site since 2019 for parking of cars/commercial vehicles, plant, generators, temporary office buildings/portacabins, portable toilet facilities, storage containers and solar panels providing electricity. Prior to that, Interserve Construction Limited were onsite from 2016 utilising the site for similar purposes.



SERVICES

Water and internet are available to the site.

TOWN PLANNING

There is no specific planning permissions in place.

RENT

£100,000 per annum exclusive of VAT, rates and all other outgoings.

TIMESCALE

The site is available from June 2024

BUSINESS RATES

The property is not currently rated for business rates.

LEGAL FEES

Each party to be responsible for their own legal costs incurred in this transaction.

TERMS

The property is available to let by way of a new flexible lease (of the whole), with terms to be agreed at a passing rent of £100,000 per annum.

NB: The site is available as a whole, applications for part of the site only, will not be considered.



VIEWING

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

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