

TO LET
£76,374 PAX

**PROMINENT BUSINESS
UNIT WITH
WAREHOUSE & OFFICES
EXTENDING TO
APPROXIMATELY
10,644 SQ.FT.**



All plans for illustration purposes only

**GRAPHIC HOUSE, TELFORD WAY, SEVERALLS
INDUSTRIAL PARK, COLCHESTER, ESSEX, CO4 9QF**

NP NICHOLAS
PERCIVAL
COMMERCIAL

SUMMARY

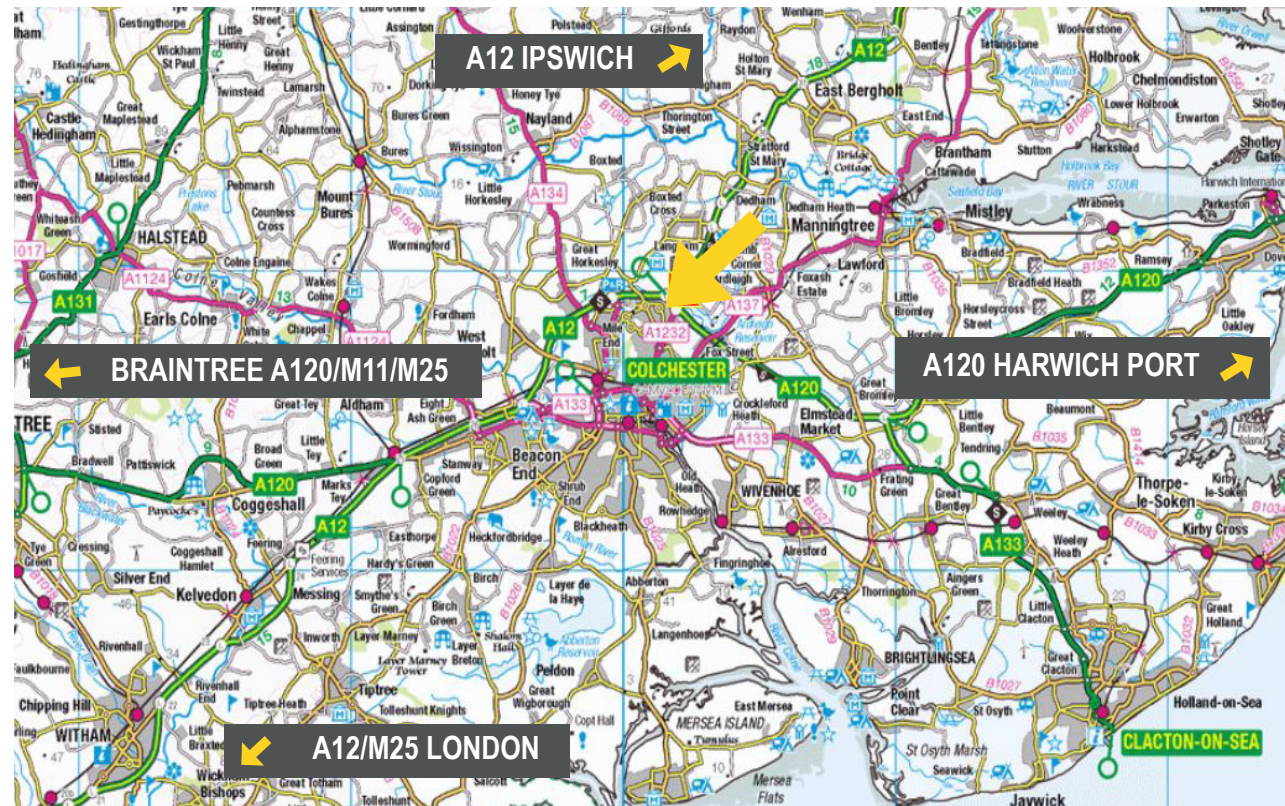
- Ready for occupation
- Warehouse / Storage Areas
- Ground & First Floor offices
- LED lighting and Large Loading Door
- Easy A12/A120 access
- Available by way of assignment



LOCATION & SITUATION

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, Eurocell, 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 area 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.



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 and are yet to be individually assessed.

Interested parties are advised to make their own enquiries.

BUILDING 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

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.

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 Nicholas Percival to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.



VIEWING

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

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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.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.