



Industrial unit | **TO LET**

3 Brunel Court, Brunel Way, Colchester CO4 9XP

8,541 sq ft | 793.5 sq m (approx.)

- Ⓞ Pending refurbishment
- Ⓞ Large forecourt for loading / unloading and car parking
- Ⓞ Electrically operated loading door
- Ⓞ Office, W/C and Tea Point facilities

We focus on property

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Location

The premises are located on Brunel Court, a development of 7 units constructed in the early 1990s, on the popular Severalls Industrial Park which is directly adjacent to the A12 / A12 interchange, providing excellent road access to the east coast ports of Harwich and Felixstowe, Stansted Airport, the M25 and A14.

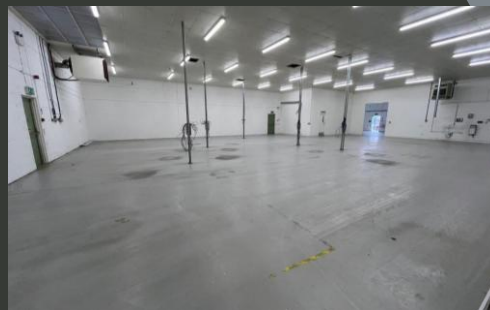
Neighbouring occupiers include, YESSS Electrical, Spartan Motor Factors and GSF Car Parts.

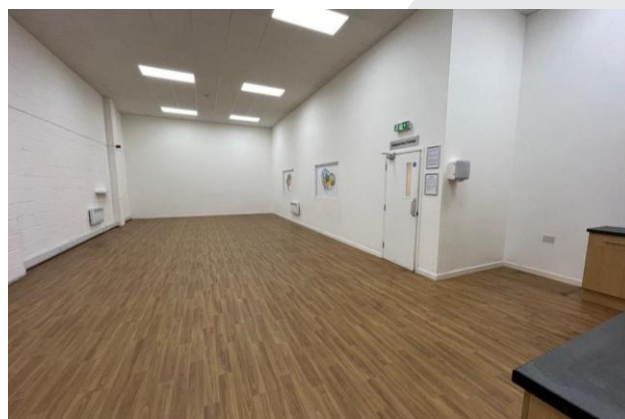
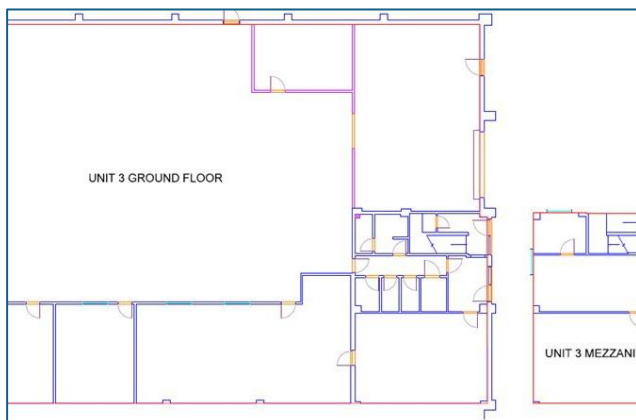
Description

The building is of steel portal frame construction, with brick elevations, under a pitched roof, with eaves height of approx. 6m and an apex height up to approx. 11m. A large loading door (approx. 4m wide by 4.8m high) provides easy access for loading and unloading. The warehouse area includes high-level double-glazed windows, three-phase power, and high bay lighting. The office areas benefit from a suspended ceilings, recessed LED lighting, heating, a tea point, WC facilities, double-glazed windows, and carpeting. There is a concrete forecourt providing on-site parking for 15-20 cars and loading / unloading facilities. Note: The premises are to undergo a light refurbishment throughout.

Accommodation

	Sq Ft (approx.)	Sq m (approx.)
Warehouse	6,565	609.9
GF Office / Facilities	988	91.8
FF Office	988	91.8
Total	8,541	793.5





Terms

The premises are available to let on a new effective full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £102,500 per annum plus VAT

Service Charge

A service charge is applicable to cover; maintenance, cleaning, lighting, security and landscaping of the external common areas. Approximate cost for the current year is £1,890.37 plus VAT, payable on account.

Buildings 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 £1,741.62 plus VAT.

Business Rates

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £69,000. Therefore, estimated rates payable of approximately £37,675 for the current year. Interested parties are advised to make their own enquiries.

Anti-Money Laundering

In accordance with the latest Anti Money Laundering legislation, the tenant will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

Energy Performance Certificate (EPC)

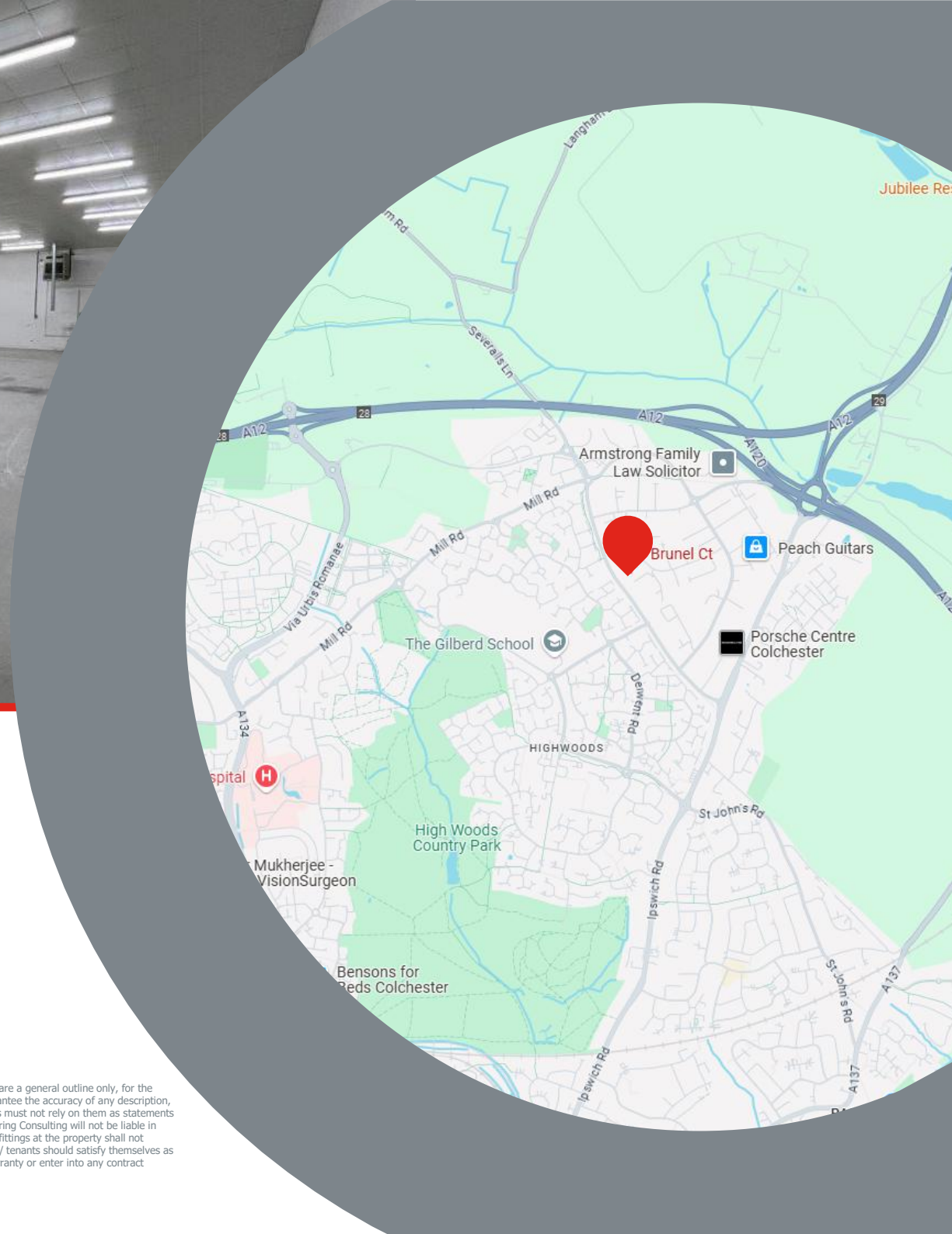
We have been advised that the premises fall within class D (100) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

VAT

VAT will be applicable on the rent and service. All rents and prices are exclusive of VAT under the Finance act 1989.

Legal Costs

Prior to the instruction of solicitors, the tenant will be required to pay a non-refundable administration fee of £750.00 plus VAT. Each party will otherwise bear their own legal costs involved with this transaction.



Viewings

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