



**8 Crown Court, Clough Road, Colchester,
Essex, C04 9TZ**

End Terrace Warehouse | TO LET / FOR SALE
2,143 sq ft | 199.08 sq m (approx.)

- CG** Extensive First Floor Offices
- CG** Ground Floor Warehouse / Stores & Amenities
- CG** Good On-Site Car Parking
- CG** Established Business Location
- CG** Excellent Access to the A12 / A120 Links

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Location

The premises are situated on the established Severalls Industrial Park which is adjacent to the A12/A120 interchange which provides easy access to the east coast ports of Harwich and Felixstowe, Stansted Airport and the national motorway network.

Description

The property comprises an end terraced unit. On the ground floor there is a personal door which provides access to a reception area, W/C facilities, office / staff room, a kitchenette and a mix of storerooms and warehouse space. The warehouse benefits from an up and over loading door, power supply and eaves height of approx. 4.6m and a pitch height of approx. 5.6m.

Access to first floor offices is provided via the reception. The offices benefit from a suspended ceiling, recessed fluorescent lighting and gas central heating (not tested). There is also a burglar alarm, CCTV system (both not tested).

Externally there is a forecourt area providing car parking for approx. five cars and unloading / loading space.

Accommodation

Area		Sq ft	Sq m
Warehouse / Stores and Facilities	approx.	1,202	111.66
First Floor Offices	approx.	941	87.42
Total	approx.	2,143	199.08

Terms

To be let on a new full repairing and insuring lease, for a term to be agreed incorporating periodic upward only rent reviews.

Alternatively, the freehold may be available. Price on application.

Rent

£20,500 per annum

Price

Offers in excess of £250,000

Business Rates

Interested parties are advised to make their own enquiries with the Local Rating Authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

Anti-Money Laundering

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

Legal Costs

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

VAT

We have been advised that VAT is not applicable. All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

EPC

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Expires 1 September 2035

Viewing strictly by appointment via:

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