

INDUSTRIAL & WAREHOUSE PREMISES

● **75,875 SQFT** ● **5 ACRE SITE**



FOR SALE/TO LET

Severalls Industrial Park

Brunel Way Colchester CO4 9QX



LOCATION

The property is located on Severalls Industrial Park, Colchester. Access to the estate is from the A12/ A120 primary routes and Severalls Lane. Severalls Industrial Park is the prime estate in Colchester. The property is situated within a secure, self contained site off Brunel Way.

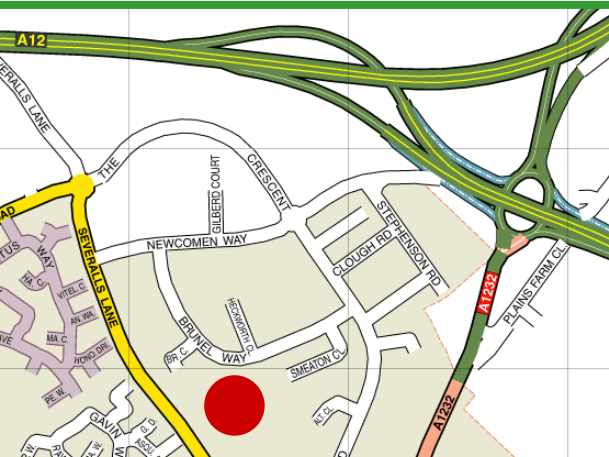
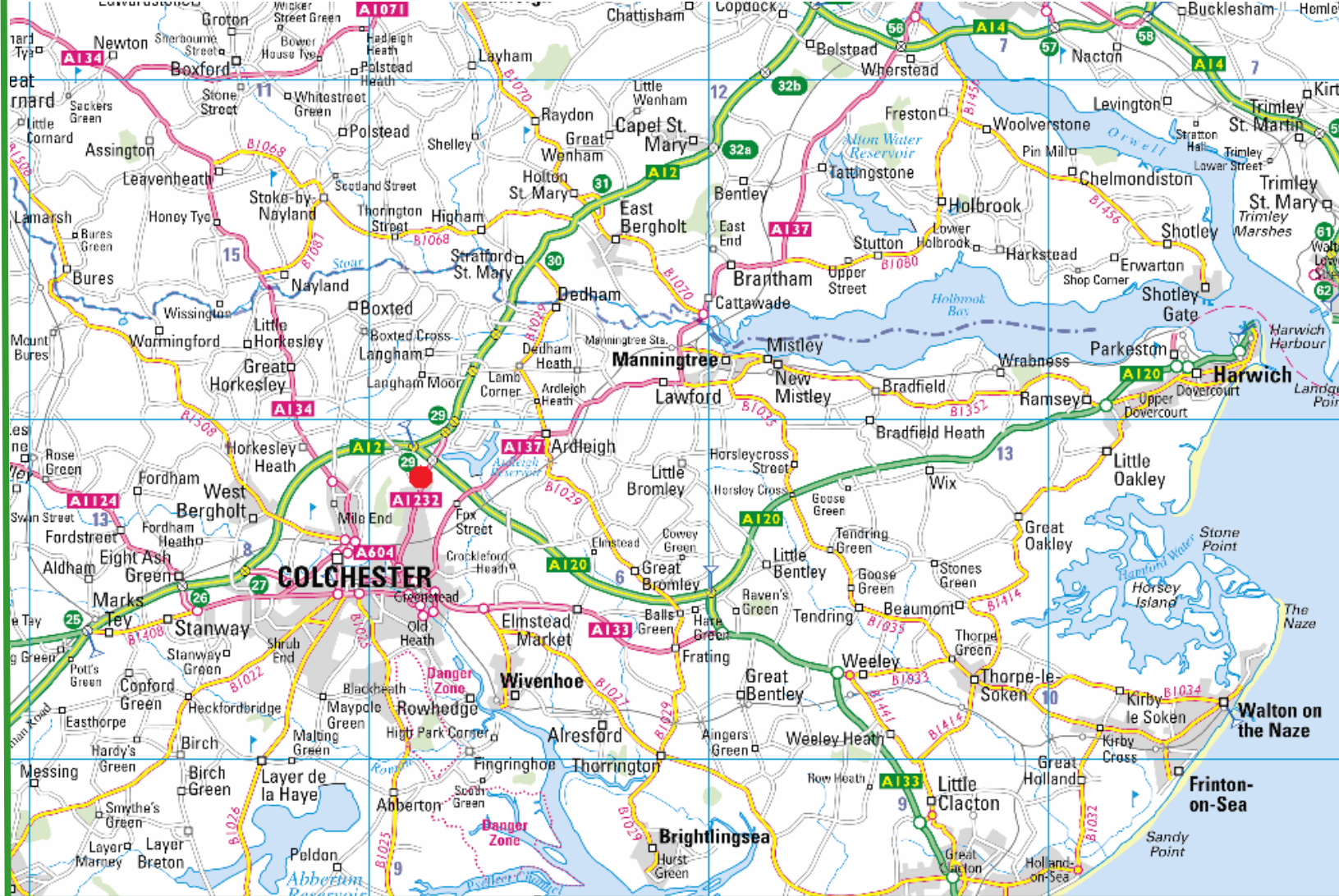
DESCRIPTION

The property occupies a large site of 1.96 hec (4.84 acres). The site comprises a single bay industrial warehouse unit with ground and first floor offices. The unit is a 1980's steel portal frame construction with brick and sheet profile clad elevations and pitch roof. There are 13 roller shutter doors. Minimum eaves of 6m rising to 11m at the pitch.

There is a large 3.26 acre tarmac open storage yard including marked parking for 137 cars. Site density is approximately 30%.

The property is in a good state of repair internally and externally. On completion of a sale/letting the owner occupier will leave several 5-20 tonne capacity lifting cranes, alternatively these can be removed.

ACCOMODATION Sqm	Sqft
Warehouse	5,853
Grd floor office	523
1st floor office	523
Mezzanine	150
TOTAL (GIA)	7,049





BUSINESS RATES

The property has a Rateable Value of £407,500 in the current 2005 list. Current rates payable for 2009/2010 are £197,678.

ENVIRONMENTAL

A 'Phase 1' environmental survey is available to interested parties as a guide. The survey confirms the site is considered low risk but interested parties should make their own enquiries.

EPC

An Energy Performance Certificate is available.

TERMS

The property is available as a whole with vacant possession on freehold or leasehold terms.

LEASEHOLD

Attractive terms are available on application for a new full repairing and insuring lease.

FREEHOLD

We are instructed to seek offers in the region of £2.6 Million (£35 per sqft) for the freehold interest subject to contract and exclusive of VAT.

DEVELOPMENT POTENTIAL

In addition to a sale of the whole interested parties are advised to consider the future development potential of this site.

This is an excellent opportunity to acquire a key site on Severalls Industrial Park. The site offers genuine scope for B1(a) Office, or a B1(c) Light Industrial business unit scheme, subject to planning.

The existing building could be broken up to provide several small B1(c), B2, B8, trade counter units and 2-4 larger B2/B8 units of circa 14,000 sqft – 28,000 sqft. Further details are available on request.

LEGAL COSTS

Each party will be responsible for its own legal costs.

FURTHER INFORMATION

Viewings are strictly by prior appointment with the retained sole agents Amro Commercial LLP.

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