



AVAILABLE TO LET

Modern Trade Counter / Warehouse Premises

6 Easter Park, Axial Way,  
Colchester, Essex, CO4 5WY

RENT

£79,650  
per annum

AVAILABLE AREA

5,900 sq ft  
[548.1 sq m]



## IN BRIEF

- » Due to undergo light refurbishment
- » Prominent and popular business location
- » Located adjacent to the A12 (junction 28)
- » Available on a new lease, terms to be agreed
- » Large forecourt for parking / unloading
- » Approx, eaves height 6.8m and apex 7.7m
- » Next door to Land Rover / Volkswagen & Toyota

## LOCATION

Easter Park is strategically located directly between junction 28 of the A12 and 29 of the A12 (the A120 interchange). This provides the estate with excellent road links to the east coast ports of Harwich & Felixstowe, Stansted airport and the national motorway network.

Colchester City Centre and mainline railway station (London Liverpool Street approx. 50 minutes) are only 2.5 miles distant.

## DESCRIPTION

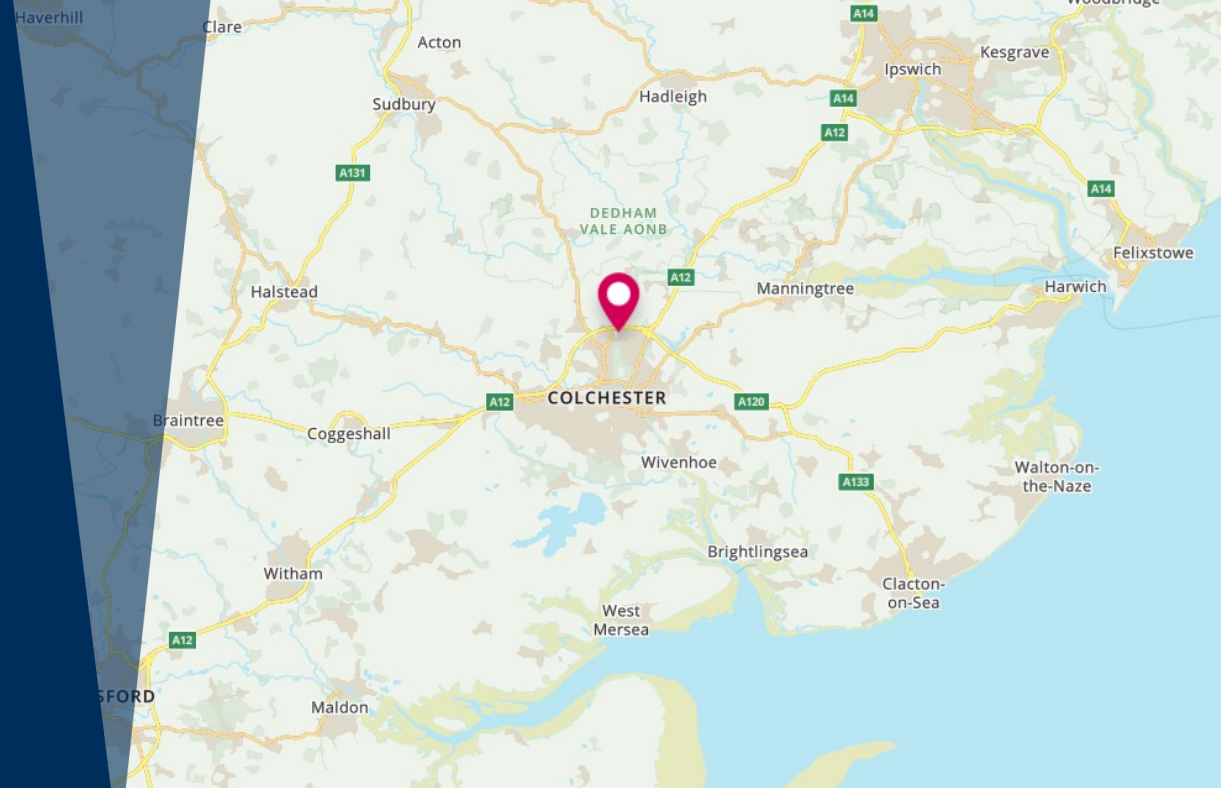
The unit is constructed to a high standard with a steel portal frame under a pitched and insulated roof which incorporates translucent roof lights. The unit benefits from an electrically operated full height loading door (approx. 4.5m wide by 5.4m high), aluminum double glazed windows, three phase power, mains gas supply, approx. 6.8m eaves height and 7.7m apex height, WC facilities and an accessible WC with a shower.

To the front of the unit is a large concrete forecourt for loading / unloading along with five car parking bays.

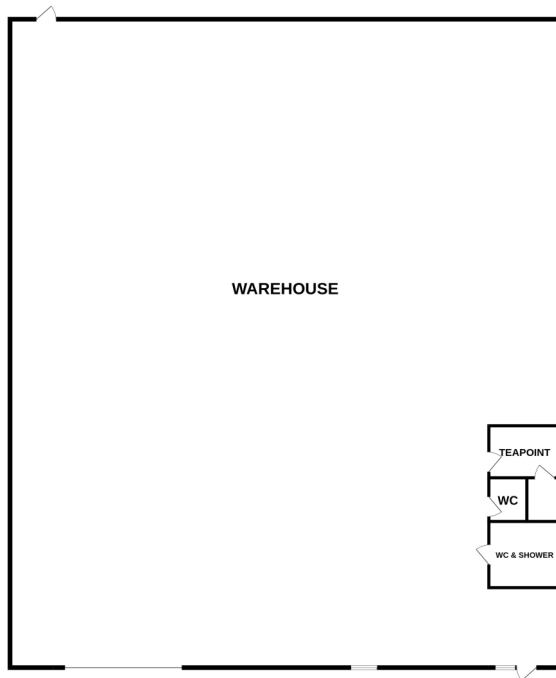
## ACCOMMODATION

[Approximate Gross Internal Floor Area]

- » Unit 6 Easter Park                      5,900 sq ft [548.1 sq m] approx.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2024



## TERMS

The premises are available to let on a new full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £79,650 per annum plus VAT.

## SERVICE CHARGE

A service charge will be applicable to cover costs of; maintenance of the communal areas, lighting, CCTV, estate signage, and landscaping. The approximate cost for the current year is £3,522 plus VAT, payable on account.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £35,500. Therefore estimated rates payable of approximately £17,700 for the

current year. Interested parties are advised to make their own enquiries.

## 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 £1,885 plus VAT.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class B (38) 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

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identify prior to the instruction of solicitors.

## ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identify prior to the instruction of solicitors.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

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882 The Crescent  
Colchester Business Park  
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Particulars created 22nd April 2024

**Fenn Wright**

