

The Colchester Business & Seedbed Centre, Wyncolls Road, Severalls Park, CO4 9HT



Light Industrial / Business Units with On Site Car Parking

- Rolling, Monthly Licence Agreements
- Flexible, Easy In-Easy Out Terms
- Licence Inclusive of High Speed Internet Service
- Immediate Occupation & No Legal Costs
- Excellent A12 / A120 Access

To Let
£1,675 PCM

1,480 sq ft
137.5 sq m



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Details

Location

Colchester Business and Seedbed Centre is a development of 44 individual units located on the popular Severalls Park development directly adjacent to the A12/A120 Interchange providing easy access to the national motorway network. The Centre is approximately 3 miles Colchester North Railway Station and has a regular Bus public transport service circulating the Business Park. There is a café on site providing hot/cold food and beverages.

Description

The industrial units are clean, open plan units with lighting and electric wall sockets and a telecoms point and disabled toilet facilities. Every unit has a full height door and personnel door to the front elevation. Externally car parking and loading / unloading facilities are provided at the front of the unit.

Note: the photos used on these particulars are stock images and may not accurately reflect the current availability. We recommend a viewing.

Accommodation (Current Availability)

(Approximate gross internal measurements)

Unit G5 **1,480 sq ft** **(137.5 sq m)** **£1,675 PCM**

Inclusive Monthly Licence Agreement

The rolling monthly licence agreements are inclusive of: water rates, buildings insurance, refuse / recycling collection, external grounds maintenance, repairs, lighting and cleaning to common areas, CCTV cameras, site security and on site management. Rental figures outlined above. VAT is applicable at the prevailing rate.

Terms

The units are available on 'Easy in, Easy out' monthly licence agreements. Licence fees are to be paid monthly in advance by Direct Debit. VAT is applicable at the prevailing rate. Full Licence Terms & Conditions available upon request.

Deposit

A repairs deposit equivalent to two month's licence fee is to be paid prior to occupation of the unit.

A unit can be reserved for up to 30 days with a non refundable deposit of £500.00.

Inclusive Internet Connectivity

The units are equipped with fibre internet connections and this is an inclusive service (up to 200gb of data / per month) included within the monthly licence agreement.

This rolling one-month contract allows for flexibility to change and adapt your needs. Connections are supplied directly by the Landlord and are monitored and charged by usage on a monthly basis by Direct Debit.

A Capital Connect digital telecoms handset and local area code telephone number is also supplied as an inclusive service within the licence agreement. Call costs are charged by the Landlords on a monthly basis by Direct Debit.

Utilities

Electricity is supplied and metered by the Landlords and is charged on a monthly basis by Direct Debit.

Business Rates

Licensees are responsible for their individual Business Rates. We have been informed that the rateable value for Unit G5 is £10,000.

Some businesses may be eligible for small business rates relief. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

Energy Performance Certificate (EPC)

We have been advised that Unit G5 falls within class D (84) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.

Viewing

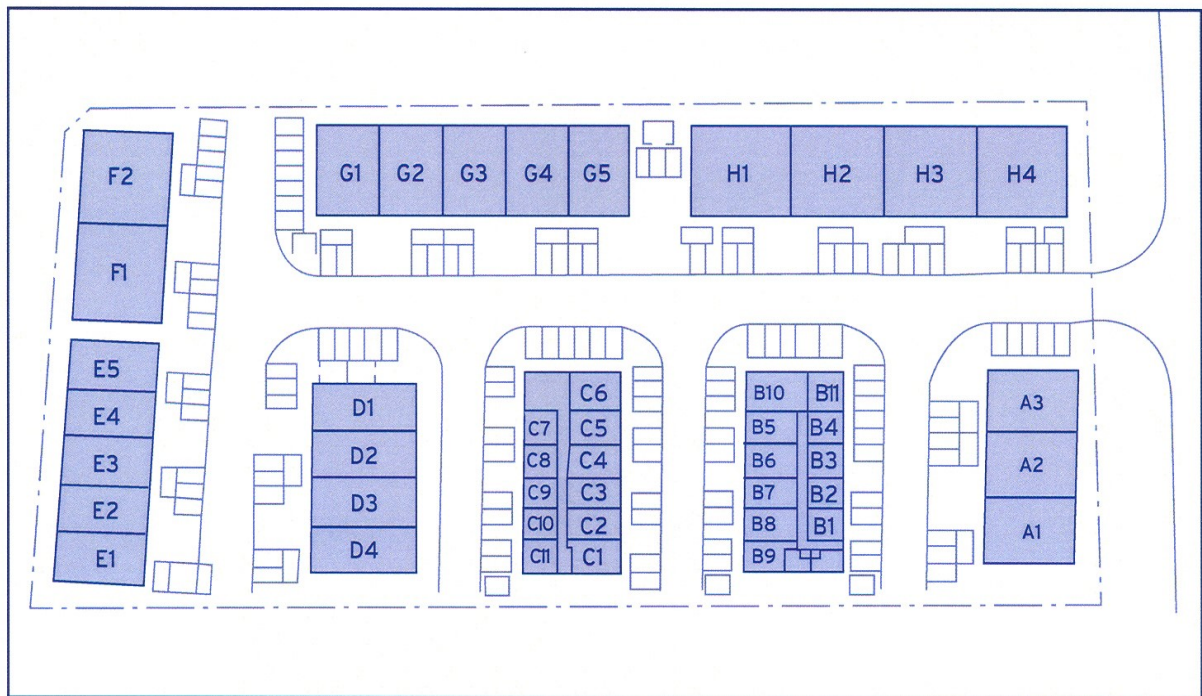
Strictly by appointment via sole agents:

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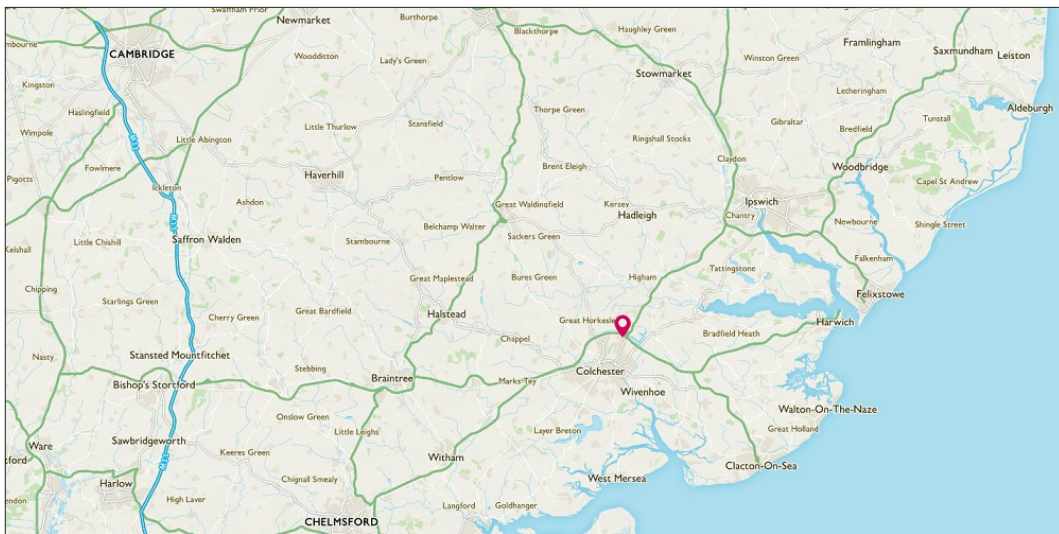
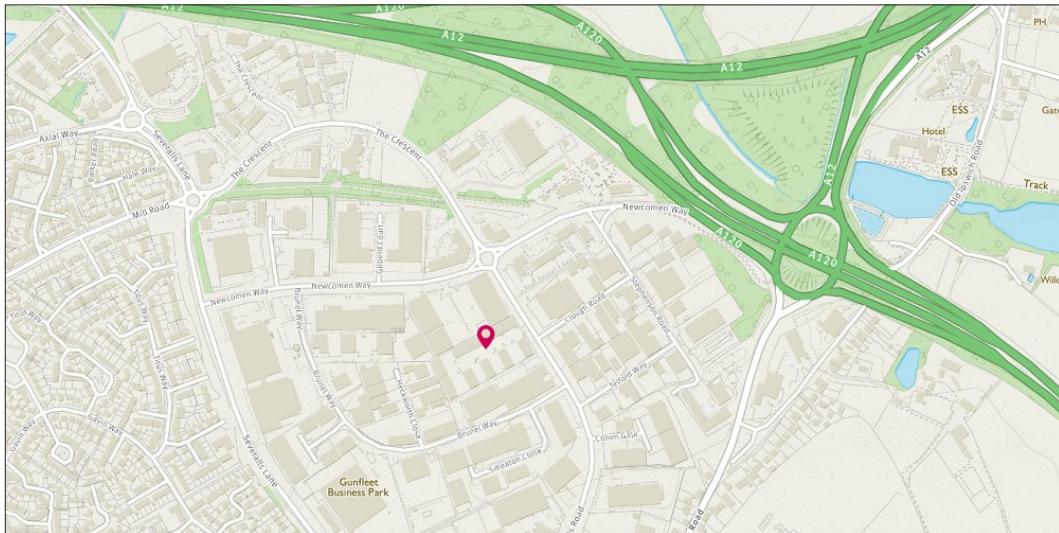
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Ground floor



For further information

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