

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

**Business /  
Workshop Units  
TO LET FROM  
£1,540 PCM**

<b>EC</b>	<b>MOST ACTIVE DEALMAKER ESSEX WINNER 2019</b>	<b>MOST ACTIVE AGENT ESSEX WINNER 2019</b>	<b>INDUSTRIAL TRANSACTIONS SOUTH EAST WINNER 2018</b>	<b>OVERALL AGENCY DEALS SUFFOLK WINNER 2019</b>	<b>TOP AGENCY INSTRUCTIONS SUFFOLK WINNER 2019</b>
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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

## Accommodation

(Approximate gross internal measurements)

Unit G5 1,480 sq ft (137.5m<sup>2</sup>) £1,540 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.

## Terms

The units are available on 'Easy in, Easy out' monthly licence agreements or longer licence agreements if preferred. Licence fees are to be paid monthly in advance by Direct Debit. VAT is applicable at the statutory 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

## Inclusive Internet Connectivity

The unit is equipped with fibre internet connection and this is an inclusive service (up to 200gb of data / per month) 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. Small business rate relief may be available to eligible businesses. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

Contact Colchester Borough Council Business Rates Team Tel: 01206 282300.

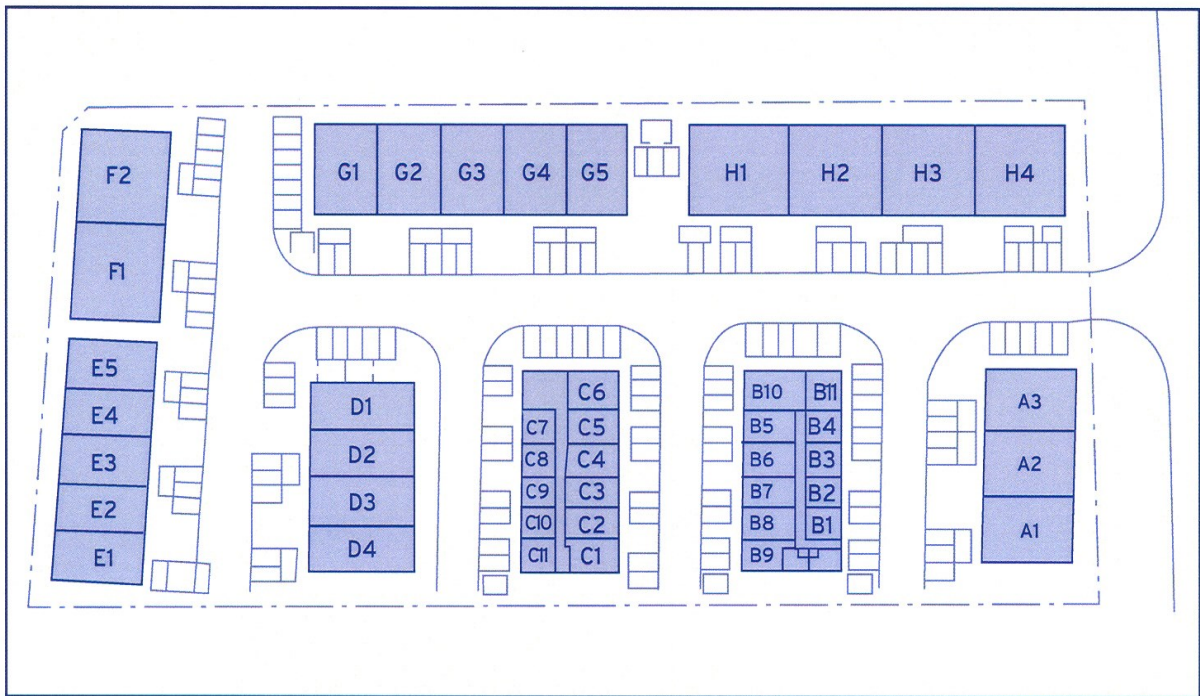
## Energy Performance Certificate (EPC)

A copy of the EPC assessment is available upon request.

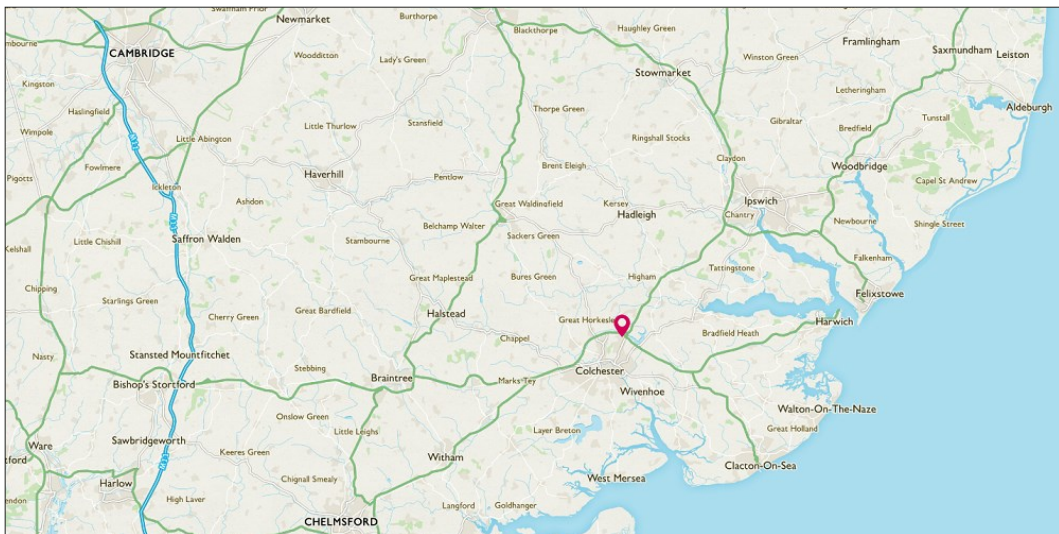
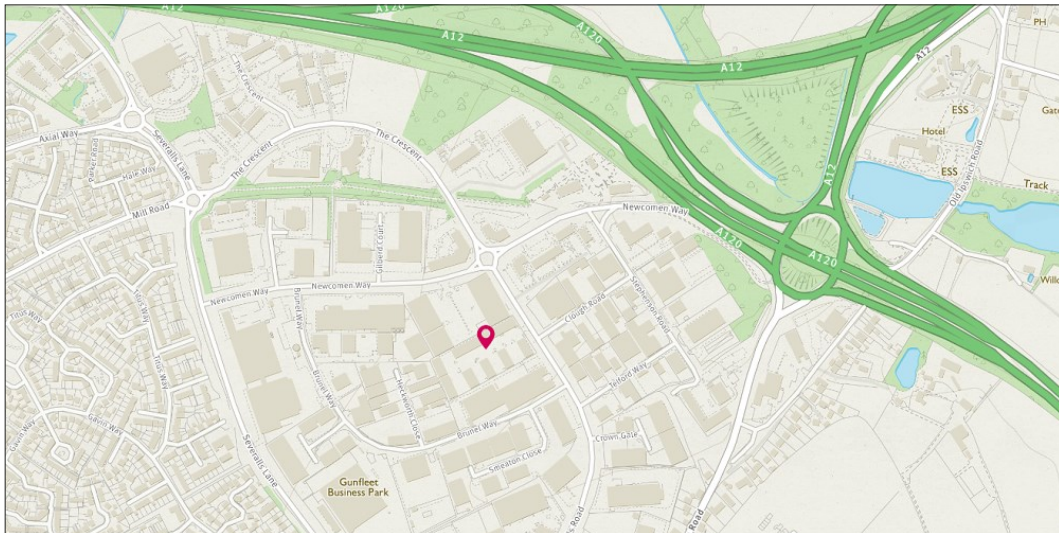
## Viewing

Strictly by appointment via sole agents:

Fenn Wright  
Tel: 01206 85 45 45  
Email: [newman@fennwright.co.uk](mailto:newman@fennwright.co.uk)



Ground floor



For further information contact:  
[newman@fennwright.co.uk](mailto:newman@fennwright.co.uk)

**01206 85 45 45**

[fennwright.co.uk](http://fennwright.co.uk)

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