

**Industrial / Warehouse Premises with Offices and Yard**  
**Approx. 60,000 sq ft (5,574 m<sup>2</sup>)**

**Newcomen Way, Severalls Park,  
Colchester, Essex, CO4 9TG**



## **FOR SALE OR TO LET**

- Clear Span Warehouse ●
- 5.8 Metre Eaves Height ●
- 2.5 Acre (1.04HA) Site ●
- Substantial Power Supply ●
- Good Sized Yard Areas ●
- Easy A12 / A120 Access ●

## LOCATION

The unit is prominently located fronting Newcomen Way on the popular Severalls Industrial Park which is directly adjacent to the A12 / A120 interchange, providing excellent road access to the east coast ports of Harwich and Felixstowe, Stansted Airport, the M25 and A14.

## DESCRIPTION

The unit is of steel portal frame construction with profile steel clad and brick elevations under a pitched and insulated roof. Internally the unit provides a clear span warehouse with an approximate eaves height of 5.8 meters with three level access loading doors, sodium high bay lighting and roof mounted gas warm air heaters (not tested). The warehouse is fully fitted with a sprinkler system, with a large storage yard located externally.

The first floor offices provide a mixture of open plan and cellular accommodation benefitting from carpet, perimeter trunking, suspended ceilings, recessed lighting, comfort cooling and male / female toilets.

A large forecourt provides loading / unloading facilities and on site car parking.

## ACCOMMODATION

(all figures are approximate gross internal areas)

Ground Floor	52,527 sq. ft	4,880m <sup>2</sup>
First Floor Offices	7,911 sq. ft	735m <sup>2</sup>
Mezzanine Floor	394 sq. ft	36m <sup>2</sup>
Canopy	1.476 sq. ft	137m <sup>2</sup>

## TERMS

The premises are either For Sale at £3,250,000 or To Let on a new lease, length and terms to be agreed at a rent of £275,000 per annum, exclusive of rates and VAT.



## BUSINESS RATES

We understand that the unit has a rateable value of £312,500 providing rates payable in the region of £154,000.

Interested parties are however 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 the unit falls within Class C (72) of the energy performance assessment scale.

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

## VAT

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.

## VIEWING

Strictly by appointment via joint sole agents:

**Newman Commercial – Jeremy Newman**

**Tel: 01206 85 45 45.**

**Email: [mail@newmancommercial.co.uk](mailto:mail@newmancommercial.co.uk)**

**Frankis Porter – Jim Frankis**

**Tel: 0207 377 2500**

**Email: [jim.frankis@frankisporter.com](mailto:jim.frankis@frankisporter.com)**



### IMPORTANT NOTICE: -

These particulars are produced in good faith to give a fair overall view of the property and should not be relied upon as statements of representations of fact. Any areas, measurements or distances referred to are given as a guide only and are not precise. No warranty can be given for the services or equipment at the property and no tests have been carried out to ensure that the heating, electrical or plumbing systems and equipment are fully operational. It should not be assumed that fixtures, fittings, carpets etc. are to remain within the building and that the property has the benefit of the necessary Planning, Building Regulation and other consents. Furthermore no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. If there is any point which is of particular importance please ask for further information. Details prepared 09.05.16.