

RAPLEYS

TO LET Vehicle Service Centre

rapleys.com
0370 777 6292

Unit 3, Phoenix Square, Wyncolls Road, Severalls Park,
Colchester CO4 9AS

CONTACT **Daniel Cook**
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Mark Frostick
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Former **Bentley** workshop

Situated within Severalls
Business Park

Close to a number of motor
dealerships

Excellent parking provision
1,422.71 sq m (15,314 sq ft)

Available by way of an
assignment/sub letting

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Location

The property is situated within the Phoenix Square estate a short distance north of Wyncolls Road which runs through the heart of the well-established Severalls Business Park. There are a number of motor dealerships close by including **BMW, Honda, Vauxhall, Skoda, Bentley and Porsche** and a **Ferrari / Lamborghini** aftersales unit lies opposite.

Colchester is an expanding town with a number of recent large housing developments, including Whitmore Park to the west and Tollgate to the south. The centre of Colchester lies 1.5 miles to the south and the intersection with the A12 is around 0.25 mile north via the A1232 Ipswich Road.

Description

The property comprises a well established vehicle workshop which has been fitted to a high standard. There is an extensive office area / reception to the southern side with the workshop occupying the majority of the centre of the building and there are 11 workbays therein. Access into the workshop is via a single roller shutter door in the southern elevation.

A parts mezzanine has been formed at the northern end of the building. Externally there is an extensive forecourt parking area which is laid to sectional concrete.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Offices/reception	226.77	2,441
WC's	65.91	709
Workshop	780.10	8,397
Part stores	161.22	1,735
Mezzanine	188.81	2,032
Total	1,422.71	15,314

	Hectare	Acre
Total Site Area	0.21	0.51

Note: The above and left areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

Terms

The property is held on an existing lease expiring in March 2022. Consideration will be given to both an assignment or subletting of the whole only.

Rating

We are advised that the Rateable Value for the property is £81,000 and the UBR for 2017/18 is 47.9p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.2010.voa.gov.uk.

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

All viewings are strictly with prior arrangement with the sole agent.

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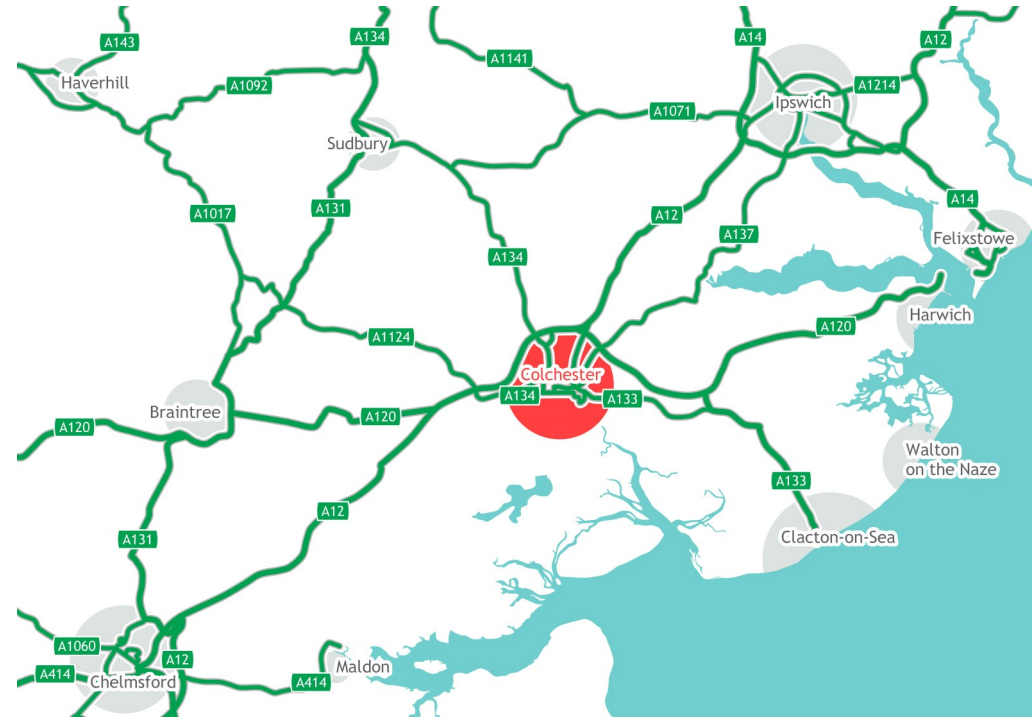
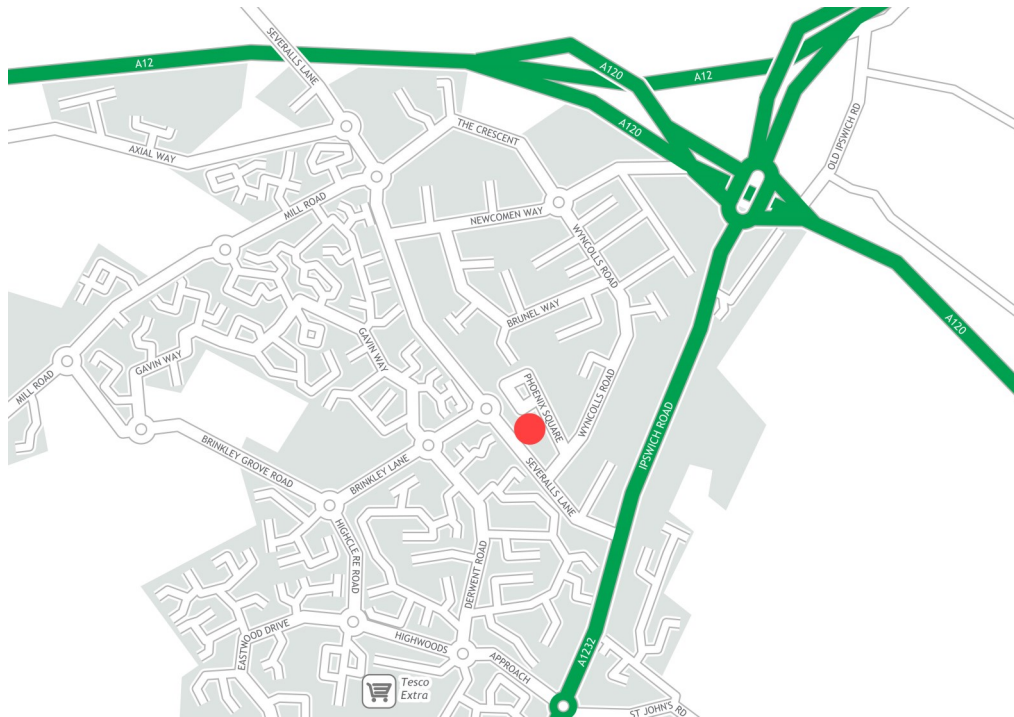
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