



AVAILABLE TO LET

Light Industrial / Business Units with On Site Car Parking

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

LICENCE FEE FROM

£2,600 PCM
(plus VAT)

AVAILABLE AREA FROM

2,215 sq ft
[205.78 sq m]

IN BRIEF

- » 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

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

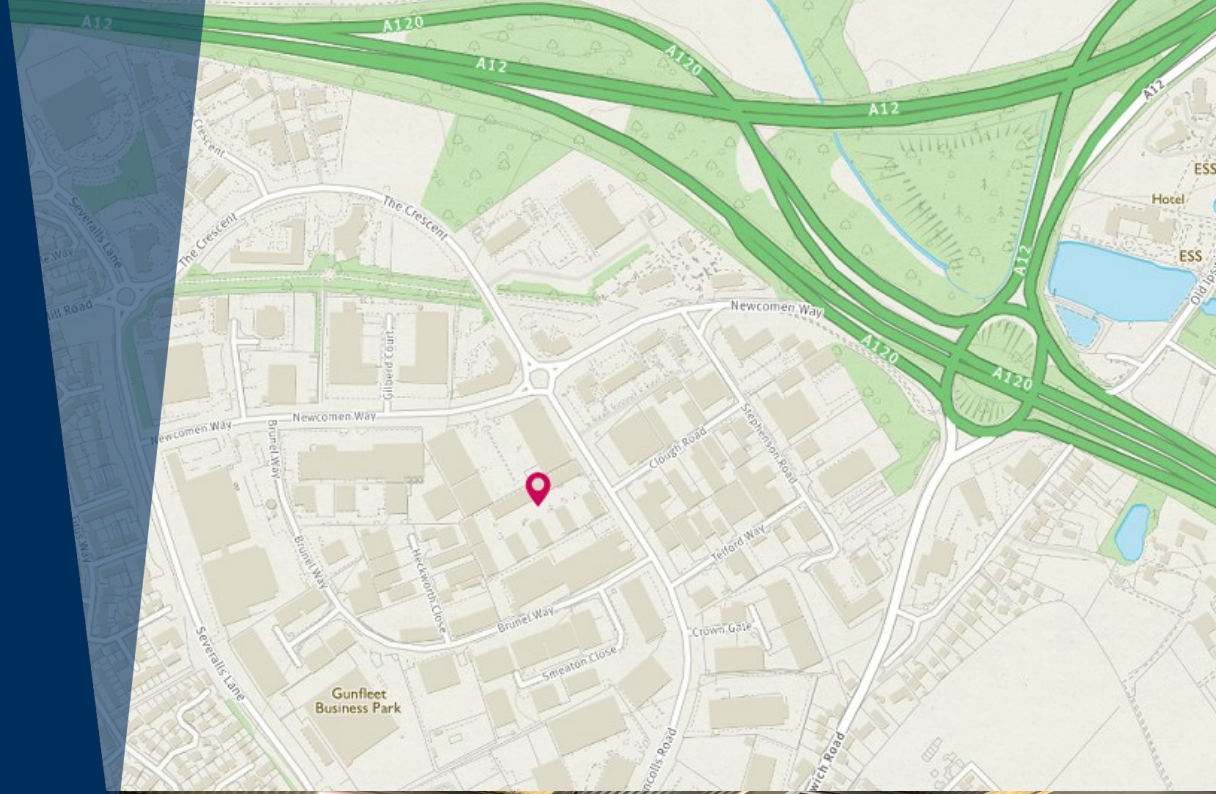
The industrial units are clean, open plan units with lighting and electric wall sockets and a telecoms point and accessible toilet facilities. Every unit has a full height roller shutter door and personnel door to the front elevation. Externally car parking and loading / unloading facilities are provided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

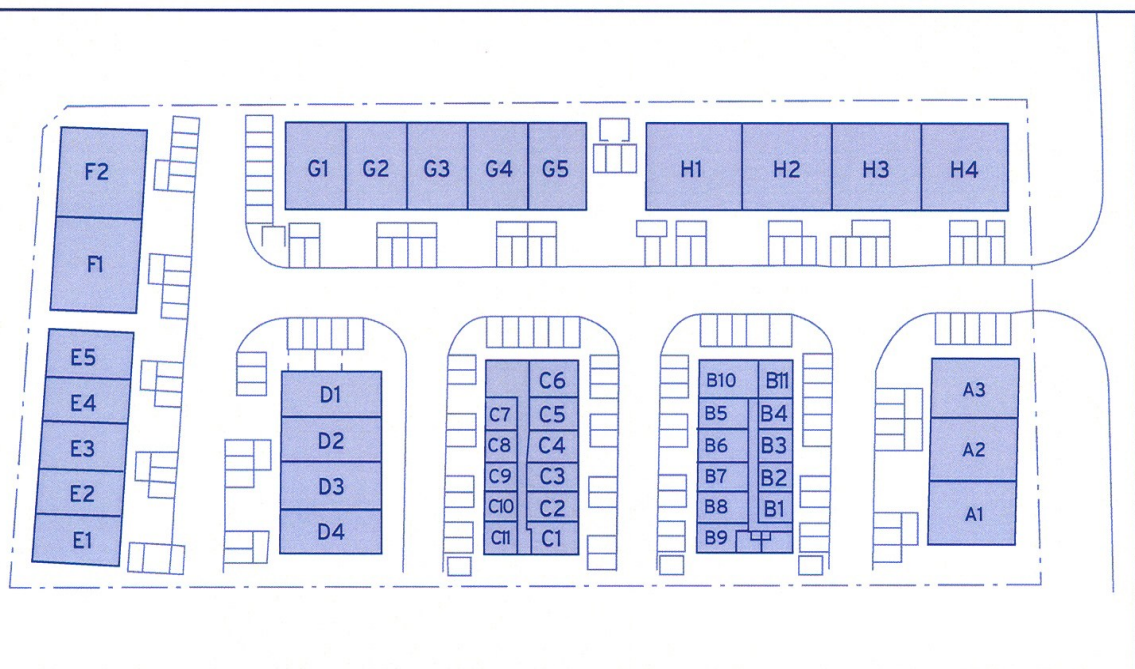
ACCOMMODATION (Current Availability)

[Approximate gross Internal Floor Areas]

- » Unit H3: 2,215 sq ft [205.8 sq m] £2,600 PCM

NOTE: VAT is applicable on the monthly licence fee at the statutory rate





Ground floor



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.

UTILITIES

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

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

As part of the monthly licence agreement, customers can enjoy an inclusive superfast fibre internet connection (up to 200gb of data per month).

In addition, the landlord can offer business-boosting, cloud-based VoIP telephony options, uniquely available on a rolling monthly licence. Available via a mobile app, desktop or handset, our flexible VoIP packages include 1000 minutes of free calls to UK landlines and mobiles, zero installation or connection fees, telephone answering service options and continuity - if you leave the premises, you can retain the number and service



BUSINESS RATES

Licensees are responsible for their individual Business Rates. We have been informed that the rateable values are:

Unit H3 £25,750 [Ratings Assessment](#)

Some businesses may be eligible for 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 units fall within the following classes of the energy performance assessment scale:

Unit H3 C (74) [EPC](#)

Full copies of the EPC assessments and recommendation reports are available from our office upon request .

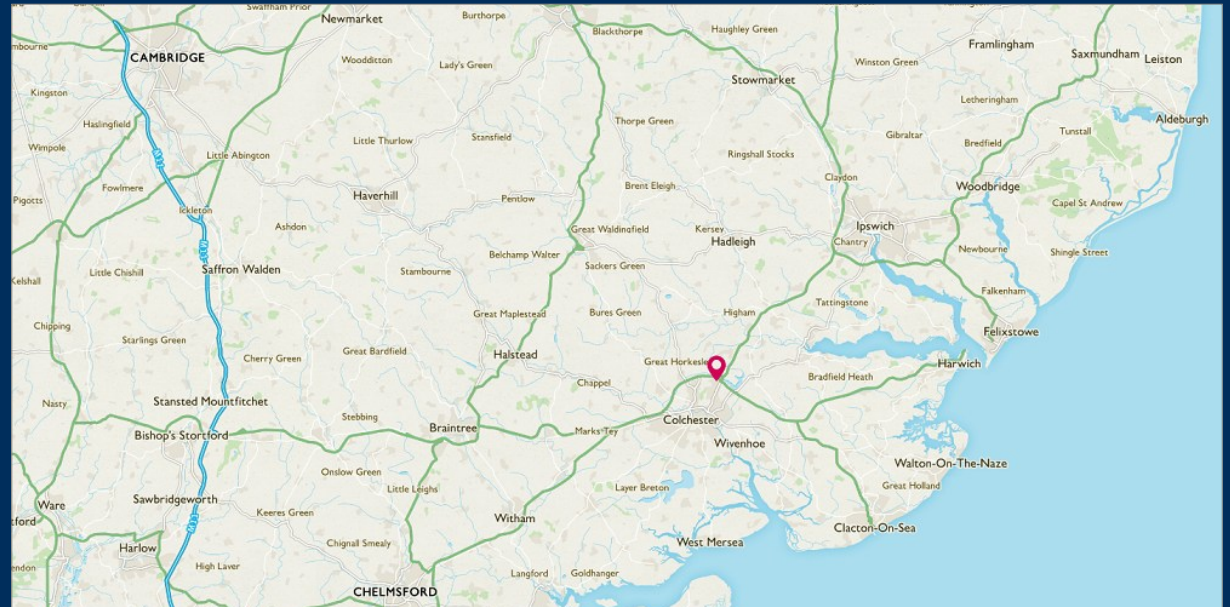


VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

Fenn Wright
882 The Crescent
Colchester Business Park
Colchester
Essex CO4 9YQ

Contact:
T: 01206 854545
E: colchestercommercial@fennwright.co.uk

fennwright.co.uk
01206 854545



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created 27 February 2026

Fenn Wright

