

Units 1b-1c Challenge Way, Colchester, Essex, CO1 2LY



To Let/ May Sell

- £25,000 pax
- Industrial units in close proximity to Colchester Town Centre
- Established commercial location
- Available immediately
- Allocated parking
- 429.19 sq m (4,620 sq ft)
- EPC Rating: D-79 & D-81

Town centre
industrial/
warehouse
units with
offices &
parking

Details

Location

The properties are located approximately 0.75 miles east of Colchester Town Railway Station along a busy arterial road linking the Hythe area with Colchester town centre. The buildings form part of a small industrial estate comprising 12 units developed between the 1980's and 1990's positioned on the north side of Barrack Street close to its junction with Hythe Hill.

Access to the A12 dual carriageway is via Ipswich Road and lies approximately 3.5 miles to the north.

Description

The property comprises a pair of modern end-terraced units of steel portal frame construction with cavity brick and block walls under an insulated profile metal sheet covered roof.

Unit 1b comprises an open span workshop served by an electric roller shutter door, a gas fired air blower and 3 phase electricity. The unit further benefits from 5 allocated parking spaces

Unit 1c is a storage building with a central dividing wall currently configured to provide 2 office areas at the front and rear on ground floor, with an electric roller shutter door and electric heaters in the storage space. The unit further benefits from 6 allocated parking spaces

The first floor provides open plan office accommodation, shared with unit 1b.

Both units are internally linked although can be self-contained if required.

Accommodation

Unit 1b Workshop GIA	1,779 sq ft (165.30 sq m)
Unit 1c Workshop GIA	1,820 sq ft (169.09 sq m)
<u>Shared Office space</u>	<u>1,003 sq ft (93.14 sq m)</u>
Total	4,602 sq ft (427.53 sq m)

Plus 11 car parking spaces

Adjoining Property

There is another freehold unit available opposite, further details are available upon request.

Local Authority

Colchester Borough Council
Telephone: 01206 282 222

Business Rates

From enquiries with the Local Rating Authority we understand that the premises require re-assessment.

Services

We understand that mains electricity, water, gas and drainage are connected. There is a single supply of services into unit 1C that supplies both units. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all those serving the property including IT and telecommunication links.

A service charge is applicable for the maintenance and management of the communal areas of the estate, further details are available upon request.

Planning

The property is not Listed or sited within a Conservation Area. We understand the property benefits from an B1/ B8 industrial use, however prospective tenants should make their own enquiries with Colchester Borough Council to satisfy their particular requirements.

Prospective occupiers considering a change of use must make their own enquiries of Colchester Borough Council.

Terms

The property is offered to let on a new full repairing and insuring lease at an initial rent of **£25,000 per annum exclusive**.

Alternatively, consideration will be given to selling the freehold with offers invited in excess of **£360,000** subject to contract only.

The property is not VAT elected.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

A non refundable legal deposit will be required should terms be agreed.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

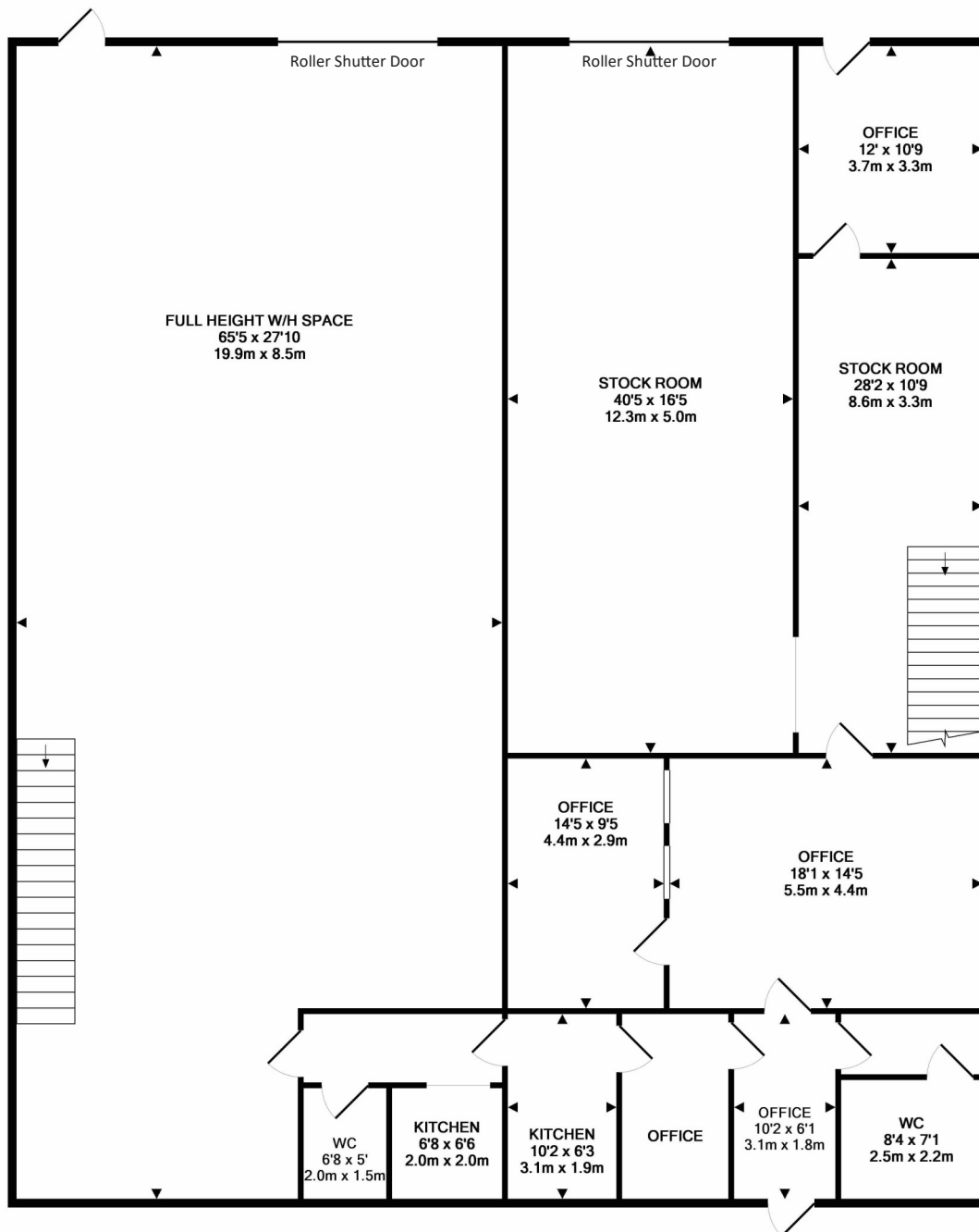
1 Tollgate East, Stanway, Colchester, CO3 8RQ

01206 216 565

fennwright.co.uk

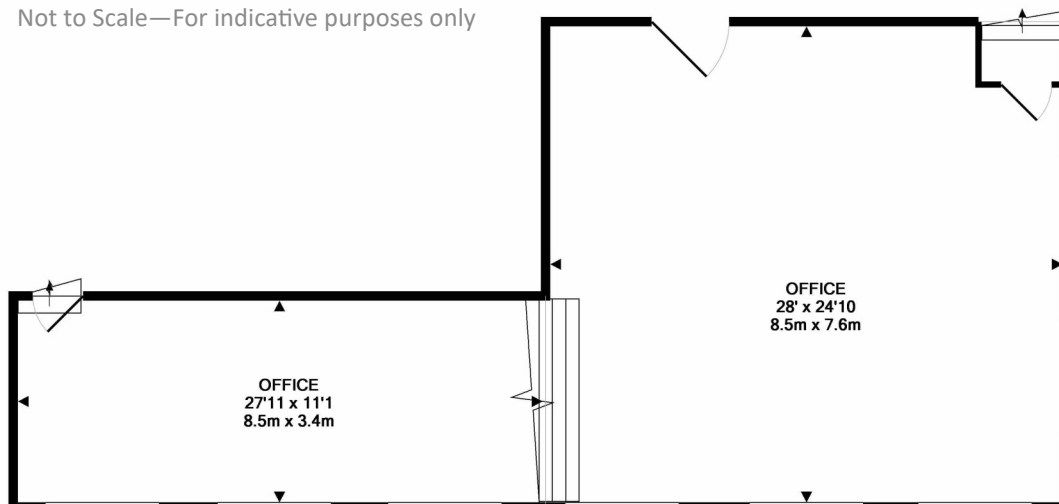
Contact:

James Angel jda@fennwright.co.uk 01206 216 565

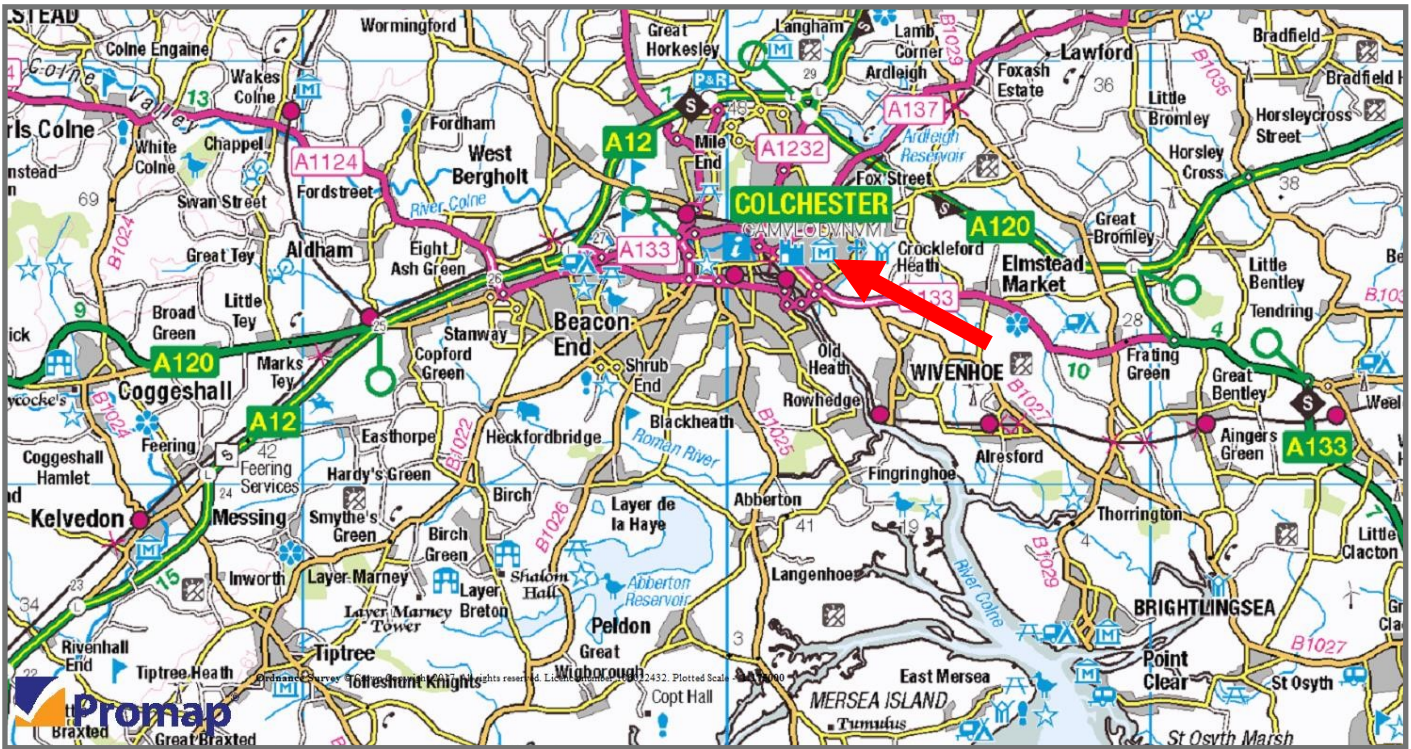


GROUND FLOOR

Not to Scale—For indicative purposes only



1ST FLOOR



Fenn Wright is the region's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

We are trusted property experts in Essex and Suffolk and our branch network is conveniently located along the A12 corridor in and around Chelmsford, Colchester and Ipswich.

Our business divisions specialise in:

- Commercial sales, lettings and professional advice
- Development, planning and new homes
- Residential sales, lettings and premium property
- Agricultural property advice, farms and land, fisheries (UK-wide)
- Equestrian property (UK-wide)
- Mortgage valuations, homebuyer report, building surveying.

For further information

01206 216 565

fennwright.co.uk

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 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 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.

Everyone at Fenn Wright takes pride in using their expert local knowledge and professional know-how to provide an industry-leading level of service that delivers results for our clients time and time again.

Our commercial expertise includes;

- Sales, letting and acquisition
- Commercial valuation services
- Property management
- Rent reviews & lease renewals
- Surveys & building consultancy
- Business rates
- Dispute resolution services

