

TO LET

149 GOSBECKS ROAD, COLCHESTER
CO2 9JT



Industrial / Trade Counter Warehouse 15,205 sq ft (1,413 sq m) on a 0.742 acre site)

PROPERTY FEATURES

- Highly prominent onto Gosbecks Road.
- Neighbouring occupiers include Lidl, Alstons and Booker Wholesale.
- Trade counter / quasi retail potential.
- Large, floodlit and secure yard.

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LOCATION

Gosbecks Road is located in Shrub End, Colchester, 3 miles south of Colchester Town. The A12 (Junction 26) is 2.5 miles to the north.

Neighbouring occupiers include Alstons, Lidl and Booker Wholesale.

PROPERTY

Building A

- Steel portal framed building with part brick, part steel clad elevations & roof covering.
- 5m clear internal eaves height, 6.3m to apex.
- Roller shutter loading door (H = 4.9m, W = 4.5m).
- Trade counter frontage.
- First floor office accommodation to include kitchen facilities and WC's.
- Warehouse WC's.
- All mains services, sodium spot lights and heating.
- Large, secure and floodlit yard.

Building B

- Concrete framed building with brick built, steel covered clad elevations set beneath an asbestos roof covering.
- 2.40m clear internal eaves height.
- Roller shutter loading door to provide surface loading.

ACCOMMODATION

Approx. GIA	Unit A	Unit B
Ground Floor	9,644 sq ft	3,458 sq ft
First Floor Office/Kitchen	1,096 sq ft	
Storage Mezzanine	1,007 sq ft	
Total	11,747 sq ft	3,458 sq ft
Total Units A + B	15,205 sq ft	

RENT

On application

EPC

TBC

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

For further details please contact:



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PLANNING

B1, B2 & B8.

TERMS

The property is available on a sub lease, terms to be agreed. There is potential of a new lease by agreement with the landlord.

RATEABLE VALUE

The property has a rateable value of £65,500. Interested parties are advised to make their own enquires with the local authority to confirm the business rates payable.

LEGAL COSTS

Each party is responsible for their own legal costs.

