

14 Mason Road, Cowdray Trade Park, Colchester, Essex CO1 1BX



To Let  
2,291 sq ft  
Modern Trade  
Counter/  
Industrial Unit

- 4.39 m eaves height, 4.85 m to apex
- Immediate possession upon completion
- New lease
- EPC Rating: E-104
- Other occupiers include Denman's Electrical Supplies, Howden's Joinery Co and Graham's Plumber Merchants

<b>EC</b>	<b>MOST ACTIVE DEALMAKER ESSEX</b> WINNER 2019	<b>MOST ACTIVE AGENT ESSEX</b> WINNER 2019	<b>INDUSTRIAL TRANSACTIONS SOUTH EAST</b> WINNER 2018	<b>OVERALL AGENCY DEALS SUFFOLK</b> WINNER 2019	<b>TOP AGENCY INSTRUCTIONS SUFFOLK</b> WINNER 2019
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## Location

The property is prominently situated fronting Mason Road which forms part of the Cowdray Trade Park a well established commercial centre accessed off the town's inner ring road system. Notable occupiers include The Range, Grahams Plumbers Merchants, Howden's Joinery Company and Denman's Electrical Supplies. A new 35,000 sq ft 8 unit trade park development is planned on the site directly opposite.

Colchester's main line station lies a short distance away and the development is directly opposite Colchester's principal leisure complex. The A12 trunk road is located approximately 1.5 miles distant.

## Description

The property comprises a mid terraced purpose built trade counter/factory warehouse unit of steel portal frame construction with cavity brick/block walls with profiled cladding beneath a pitched roof incorporating translucent roof lights with a minimum eaves of 4.39 metres. The unit has three phase electricity and a gas fired warm air blower heater to the main warehouse (not tested).

The forecourt provides 4 car parking spaces as well as a loading/unloading area to the roller shutter door that measures 3.9 m x 3.0 m.

## Accommodation

The property is arranged to provide a factory warehouse in clear space together with ancillary offices, toilets and kitchen. The property has the following approximate total gross internal floor area:-

Ground Floor                      2,291 sq ft (212.84 sq m)

## For further information

**01206 216 565**  
**fennwright.co.uk**

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Particulars for 14 Mason Road, Cowdray Trade Park, Colchester CO1 1BX

## Business Rates

From enquiries with the Local Rating Authority we understand that the premises are assessed as follows:

Rateable Value:                                      £13,250  
Approx. Rates Payable (2019/20):            £6,506

## Terms

The property is to be let by way of a new full repairing and insuring lease for a term to be agreed and at a commencing rental of **£25,000 per annum exclusive of VAT**, business rates, utilities and service charge.

## VAT

The property is elected to VAT which will be charged at the prevailing rate.

## Viewing

Strictly by prior appointment with the sole agents:

## Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RQ

Contact:

Steven Donnelly E: [smd@fennwright.co.uk](mailto:smd@fennwright.co.uk) T: 01206 216557

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