

AVAILABLE TO LET

Modern Double Bay Warehouse & Yard

Caxton Fields, Brunel Way, Severalls Park
Colchester, Essex, CO4 9AE

RENT

£485,000
per annum plus VAT

AVAILABLE AREA

50,000 sq ft
[4,645.1 sq m]

IN BRIEF

- » Impressive Detached, Double-bay Warehouse
- » Four Loading doors, Office & WC Facilities
- » Ample On Site Car Parking
- » Close To A12 / A120 Interchange
- » Popular & Established Business Park Location

LOCATION

The property is located on Brunel Way on the established Severalls Industrial Park, which is adjacent to the A12/A120 interchange providing easy access to Stansted Airport, the East Coast ports of Harwich and Felixstowe, and the national motorway network. Neighbouring occupiers include: Edmundson Electrical, Eurocell, Screwfix, Toolstation and Crown Paints.

DESCRIPTION

The detached, double-bay warehouse is of steel portal frame construction with brick elevations, featuring high-level grazing under a pitched and insulated roof with an eaves height of approx. 7m, rising to around 8m at the pitch.

Access to the warehouse is provided via three loading doors on the front elevation beneath a canopy, together with an additional loading door on the side elevation. Internally, the accommodation is predominantly open-plan, with a dividing wall between the two bays which could be removed, subject to terms.

The warehouse benefits from full-height racking, high bay lighting, 3-phase power as well as office and WC facilities.

Externally, the property offers a substantial paved forecourt / yard area, suitable for loading, unloading, and parking.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Total: 50,000 sq ft [4,645.11 sq m] approx.





TERMS

The premises are available to let on a new effective full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £485,000 per annum plus VAT.

SERVICE CHARGE

We are advised that no service charge is applicable.

BUSINESS RATES

The unit is currently assessed together with the adjoining unit; however, based on the VOA figures, we anticipate that the standalone rateable value is likely to be in the region of £300,000, with estimated rates payable of approximately £145,000 per annum.

Interested parties are advised to make their own enquiries.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

For the current year the approximate cost is £11,333.43.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (60) of the energy performance assessment scale.

A full copy of the EPC assessment is available upon request.

VAT

VAT will be applicable on the rent and service. All rents and prices are exclusive of VAT under the Finance act 1989.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

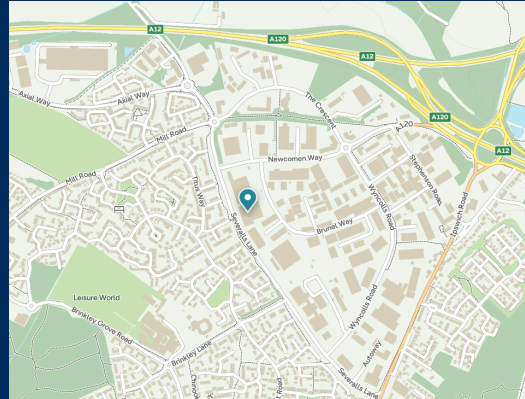
Anti-Money Laundering Regulations require Fenn Wright to verify the identity, private residence and source of funds (where applicable) of prospective purchasers and tenants prior to solicitors being instructed. An administration fee is payable, and further details are available upon request.

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:

- 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.
- 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.
- 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.
- 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.
- All quoting terms may be subject to VAT at the prevailing rate from time to time.
- 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 07 August 2026

Fenn Wright

