

Industrial

Unit 17 | Davey Close Trade Park

📍 Davey Close, Colchester, CO1 2XL

Unit 17 | 1,805 sq ft

High quality industrial space

High quality space that is ready to let. The unit is suited to a wide range of uses to include light industrial, manufacturing and retail warehousing. The unit benefits from dedicated parking, good quality office space and is an ideal location in close proximity to Colchester Town Centre.

Lease Type

New



✔ Unit Summary


- 24 Hour Access
- Premier Industrial Location
- Circulation Space
- Close to Transport
- Car Parking
- WC Facilities

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£25,400.00	£14.07
Rates	£6,930.00	£3.84
Maintenance Charge	£3,200.00	£1.77
Insurance	£361.00	£0.20
Total Cost	£35,891.00	£19.88

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

The trade park is situated approximately 2 miles to the east of Colchester town centre in a suburb called Hythe, close to the inner ring road



Road

Nearby road links comprise the A12 trunk road running north-east /south-west between London and Great Yarmouth. This connects directly to the M25.



Airport

Stanstead Airport is situated approximately 35 miles to the west of the estate and is within a 50 minute drive time.



Rail

Nearby road links comprise the A12 trunk road running north-east /south-west between London and Great Yarmouth. This connects directly to the M25.

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (97)

Key Contact



Alex Crowther

Customer Engagement Manager

"Alex joined Industrials in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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