

FOR SALE

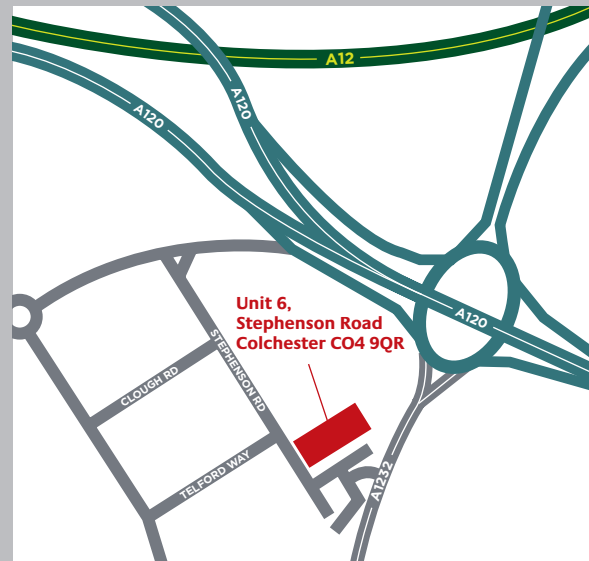
FREEHOLD WAREHOUSE & YARD

22,225 sq ft
(2,064.71 sq m)

Unit 6, Stephenson Road
Colchester, CO4 9QR



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	sq m	sq ft
GIA	2,064.71	22,225
Site Area	0.475 hectares	1.174 acres



Description

The property comprises an industrial workshop of approximately 22,225 sq ft Gross Internal Area (2,064.71 sq m) on a site of 1.174 acres (0.475 hectares) situated fronting Stephenson Road, approximately 2.24 miles north-east of the city centre.

Planning

We believe that the premises have the appropriate planning consent for the existing use but prospective tenants should make their own enquiries.

Terms

The freehold interest is for sale.

Location

Colchester is one of the fastest growing towns in the UK and is a major economic centre in Essex with excellent communication links via the A12 to the M25 (Junction 28) the port of Harwich and Stansted airport via the A120 and to the Midlands via the A14 at Ipswich.

The property is situated on Stephenson Road, which provides access to the A120 and A12 roads, within Colchester's premier business and industrial area.

Rateable Value

£93,500 effective from 1st April 2010.

Energy Performance

Rating C – 51.



Viewing

An escorted viewing can be arranged solely by appointment with the letting agents. The property can in any event be viewed adequately from the adjoining roads.



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