



Industrial

# UNIT 11 | DAVEY CLOSE TRADE PARK

Davey Close, Colchester, CO1 2XL

## UNIT 11 | 1,104 SQ FT

### Industrial Unit

This modern unit would suit a wide range of uses, such as light industrial, manufacturing and retail warehousing. The unit benefits from dedicated parking, 24 hour access, and is an ideal location in close proximity to Colchester Town Centre. This unit would make an ideal Trade Counter or starter unit.

Lease Type

New



### Unit Summary

- Flexible Space
- Ideal Trade Counter Units
- 24 Hour Access
- Roller Shutter Door
- Car Parking
- WC Facilities

### Occupational Costs

|                    | Per Annum  | Per Sq Ft |
|--------------------|------------|-----------|
| Rent               | £16,100.00 | £14.58    |
| Rates              | £4,750.00  | £4.30     |
| Maintenance Charge | £1,900.00  | £1.72     |
| Insurance          | £220.80    | £0.20     |
| Total Cost         | £22,970.80 | £20.81    |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

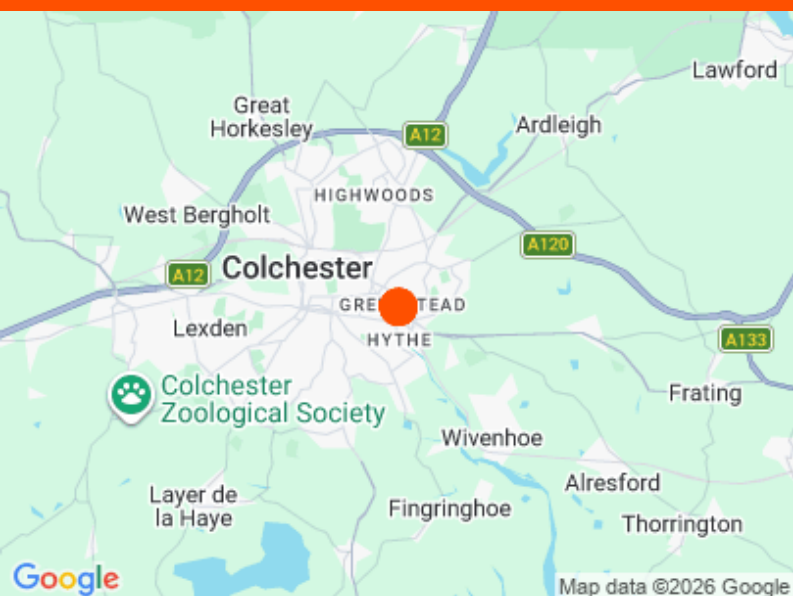
For more info please visit: [unit.info/UIP0100318](http://unit.info/UIP0100318)

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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  
A12: 4 miles



Airport  
Stansted Airport: 35 miles



Rail  
Hythe Railway: <1 mile

### 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       | Contact us now to arrange a viewing.   |
| Legal Costs    | Each party will be responsible for their own legal costs incurred.                                 |
| EPC            | B (31)   |



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### Key Contact



**Alex Crowther**

Customer Engagement Manager

"Alex joined Indurent 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 indurent.com."



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