/INDURENT



Industrial

UNIT 18 | DAVEY CLOSE TRADE PARK

Davey Close, Colchester, CO1 2XL

UNIT 18 | 1,836 SQ FT

Industrial Unit with office accommodation

This modern unit would suit a wide range of uses, such as light industrial, manufacturing and retail warehousing. It benefits from an upstairs and downstairs office space, plus a WC. The unit benefits from dedicated parking, 24 hour access, and is an ideal location in close proximity to Colchester Town Centre.

Lease Type	New



Unit Summary

- Office Accommodation
- Roller Shutter Door
- 24 Hour Access
- Flexible Space
- Car Parking
- WC Facilities

View Floor Plans

View Virtual Tour

£

	Per Annum	Per Sq Ft
Rent	£22,459.50	£12.23
Rates	£7,597.28	£4.14
Maintenance Charge	£3,200.00	£1.74
Insurance	£367.20	£0.20
Total Cost	£33,623.98	£18.31

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.

For more info please visit: unit.info/UIP0100325

+44(0) 808 169 7554

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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 (44)

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enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

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Key Contact



Alex Winter
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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