

Industrial

# UNIT 26 | DAVEY CLOSE TRADE PARK

Davey Close, Colchester, CO1 2XL

## UNIT 26 | 2,555 SQ FT

### Modern refurbished industrial unit

Modern unit to suit a wide range of uses such as light industrial, manufacturing and warehousing. The unit benefits from dedicated parking, good quality office space, and is covered by remotely monitored CCTV. It is an ideal location in close proximity to Colchester Town Centre.

Lease Type

New



### ✓ Unit Summary

- ☒ Office Accommodation
- ☒ WC facilities
- ☒ Car Parking
- ☒ 24 Hour Access
- ☒ Ideal Trade Counter Units
- ☒ Refurbished Unit

View Floor Plans

View Virtual Tour

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£35,100.00	£13.74
Rates	£10,500.00	£4.11
Maintenance Charge	£4,400.00	£1.72
Insurance	£511.00	£0.20
Total Cost	£50,511.00	£19.77

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.

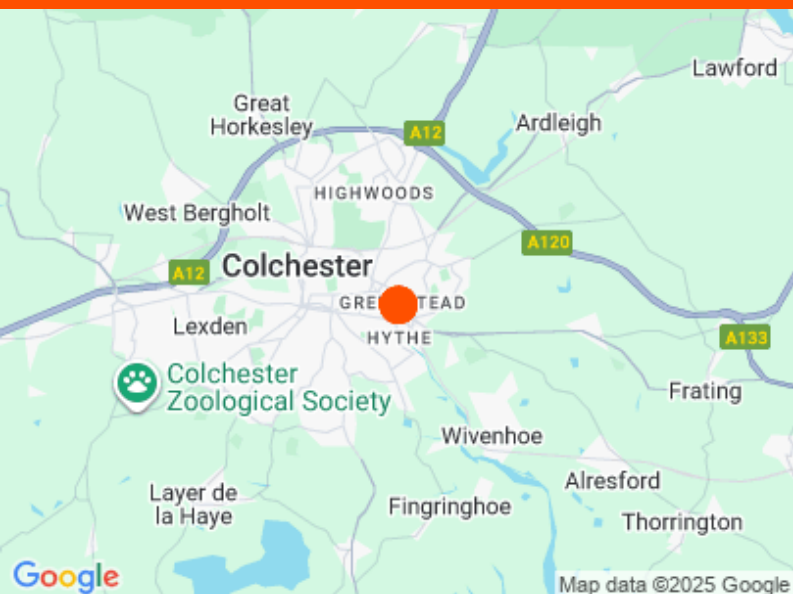
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## Location

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	D (98)



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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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