

Industrial / Showroom Premises approx. 6,285 sq ft (584 m²)

**1-3 King Edward Quay,
Colchester, Essex CO2 8JB**



TO LET AT £29,500 PER ANNUM

- Impressive Showroom
- Large Yard Area
- Ample Car Parking
- Mezzanine Floors
- Offices & W/C's
- Workshops

LOCATION

Former Colchester Kawasaki premises situated on King Edward Quay, close to Whitehall Industrial Estate, approximately three miles to the East of Colchester town centre. Good access is available to the inner ring road system which links directly to the A12/A120 providing easy access to the East Coast ports of Harwich and Felixstowe and Stansted Airport.

DESCRIPTION

A steel framed building with brick elevations under a pitched roof which incorporates translucent roof lights. The unit benefits from a large showroom, stores, offices, W/C's, workshop, mezzanine floors and a large area of hard standing. The site is fenced and gated.

ACCOMMODATION

(approximate gross internal figures)

Industrial / Showroom	Approx.	6,285 sq ft	583.9 m ²
Mezzanine Floor	Approx.	6,160 sq ft	572.1 m ²
Total	Approx.	12,445 sq ft	1,156 m²

TERMS

The premises is available to let on a new flexible lease, length (not to exceed an initial two year term) and terms to be agreed, at a rent of £29,500 per annum. The figures quoted are exclusive of rates and VAT.

BUSINESS RATES

We have been advised that the rateable value for these premises is £35,000.

The rates payable are likely to be in the region of £17,400 per annum.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A full copy of the EPC assessment and recommendation report will soon be available from our office upon request.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

VIEWING

Strictly by appointment via sole agents:

Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk



IMPORTANT NOTICE: -

These particulars are produced in good faith to give a fair overall view of the property and should not be relied upon as statements of representations of fact. Any areas, measurements or distances referred to are given as a guide only and are not precise. No warranty can be given for the services or equipment at the property and no tests have been carried out to ensure that the heating, electrical or plumbing systems and equipment are fully operational. It should not be assumed that fixtures, fittings, carpets etc. are to remain within the building and that the property has the benefit of the necessary Planning, Building Regulation and other consents. Furthermore no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. If there is any point which is of particular importance please ask for further information. Details prepared 09.09.16