

## **Unit 24** | 2,400 sq ft

## High quality industrial space

High quality space that is ready to let. The unit is suited to a wide range of uses to include light industrial, manufacturing and retail warehousing.

The unit benefits from dedicated parking, good quality office space and is an ideal

location in close proximity to Colchester Town Centre.

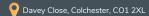
Lease Type



Occupational Costs

	Per Annum	Per Sq Ft
Rent	£32,500.00	£13.54
Rates	£9,324.00	£3.88
Maintenance Charge	£4,200.00	£1.75
Insurance	£480.00	£0.20
Total Cost	£46,504.00	£19.38

# Unit 24 | Davey Close Trade Park







#### 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

Nearby road links comprise the A12 trunk road running north-east /south-west between London and Great Yarmouth. This connects directly



#### Airport

 $\dot{\text{Stanstead}}$  Airport is situated approximately 35 miles to the west of the estate and is within a 50 minute drive time.



Nearby road links comprise the A12 trunk road running north-east /south-west between London and Great Yarmouth. This connects directly to the M25.

#### **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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	E (105)

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### **Key Contact**



Alex Crowther **Customer Engagement Manager** 

"Alex joined Industrials 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 Industrials.co.uk."



Call +440 808 169

