

# TO LET

## Detached Warehouse / Industrial Building

### 18,365 SQ FT (1,706 SQ M)

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020 7935 4499  
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## UNIT 3, EASTER PARK

Axial Way, Colchester CO4 5WY

- Modern and established industrial park
- Located adjacent to the A12 / A120
- 7.1m eaves
- Two electrically operated level access loading doors
- Three phase electrical supply
- WCs and Kitchenette
- First floor offices
- Self-contained parking and loading area with 37 marked bays



**Max Russell**

Mobile: 07732 405 799  
Email: [max.russell@colliers.com](mailto:max.russell@colliers.com)

**Tim Harding**

Mobile: 07860 180 328  
Email: [tim.harding@colliers.com](mailto:tim.harding@colliers.com)



## Location

Easter Park is located directly between Junctions 28 and 29 of the A12 / A120 interchange which provides the estate with fast links to the national motorway network including the M11 and A1, as well as the ports of Harwich, Felixstowe and London Gateway in the East.

Stansted Airport is approximately 30 miles west, whilst Central London and the M25 are also within easy reach via the A12.

## Description

The property comprises a modern steel portal frame warehouse building with ancillary and office accommodation.

The unit benefits from two electronically operated full height loading doors, approximately 7.1m clear height and three phase electrical supply.

The first-floor offices, which benefit from lift and stair access, are carpeted with suspended ceilings.

Externally, the unit is serviced by a self-contained loading and car parking area with 37 marked spaces.

## EPC

We understand the property has an EPC rating of C (67). A copy of the EPC is available on request.

## Legal Costs

Each party responsible for their own costs incurred in any transaction.

## VAT

All figures are quoted exclusive of VAT.

## Terms

The premises is available to let by way of a sub-lease or assignment of an existing lease expiring July 2027. A new lease may be available. Please contact the sole agents for further information.



## APPROXIMATE FLOOR AREAS (GROSS EXTERNAL AREA)

Unit 3	SQ FT	SQ M
Warehouse	14,840	1,379
Offices and ancillary	3,525	327
<b>TOTAL GEA</b>	<b>18,365</b>	<b>1,706</b>



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**Max Russell**  
07732 405 799  
max.russell@colliers.com

**Tim Harding**  
07860 180 328  
tim.harding@colliers.com

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## ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.