

Light Industrial Premises Approx 2,380 Sq Ft (221.1 m<sup>2</sup>)

## 6 KING EDWARD QUAY, COLCHESTER, ESSEX



### TO BE LET AT £12,000 PER ANNUM

- Two Offices
- Kitchenette Facility
- Loading Door
- Three Phase Power
- Large Forecourt Area
- Popular Location

**SAT NAV Ref: CO2 8JB**

**882 THE CRESCENT, COLCHESTER BUSINESS PARK, COLCHESTER, ESSEX. CO4 9YQ.**

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## LOCATION

The premises are prominently situated on the King Edward Quay in the Hythe area of Colchester close to the popular Whitehall Industrial Estate. The inner ring road provides good access to the town centre, Colchester main line railway station and the A12 dual carriageway.

## DESCRIPTION

The unit is of steel portal frame construction, part brick and part profile steel clad under a pitched roof incorporating translucent roof lights. On the ground floor there is the industrial area, a kitchenette, and W/C facility with stairs leading to the first floor which comprises two separate offices. The building benefits from three phase power, fluorescent and high bay lighting. There are two personnel doors on the front elevation with a full height loading door. Externally there is a shared concrete yard area providing 4 car parking spaces and loading / unloading facilities.

## ACCOMMODATION

(all figures provided are approximate gross internal figures)

Ground Floor	1,795 sq ft	( 166.78 m <sup>2</sup> )
First Floor Offices	585 sq ft	( 54.29 m <sup>2</sup> )

**Total Gross internal area 2,380 sq ft (221.1m<sup>2</sup>)**

## TERMS

The premises is available to let on a new flexible lease, length and terms to be agreed, at £12,000 per annum.

The figures quoted are exclusive of rates and VAT.

## SERVICE CHARGE

There is a service charge provision within the lease however to date one has not been levied.

## BUSINESS RATES

We have been advised that the rateable value for these premises is £12,500. The rates payable are likely to be in the region of £5,352.00 per annum.

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

## 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](mailto: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 02.06.11