



**AVAILABLE TO LET OR FOR SALE FREEHOLD**

**Prominent Business Unit With Warehouse & Offices**

**Iceni House, Stephenson Road, Severalls  
Industrial Park, Colchester, Essex, CO4 9QR**

**RENT / FOR SALE FREEHOLD**

**£87,500 pax / £1,100,000  
Plus VAT**

**AVAILABLE AREA**

**10,442 sq ft  
[970.13 sq m]**

## IN BRIEF

- » Rare Freehold Opportunity, Ready For Occupation
- » Warehouse With 5m Eaves & 6.4m Apex
- » Offices & Meeting Rooms
- » LED Lighting & Large Loading Door

## LOCATION

The property is prominently located on Stephenson Road on the very well established and popular Severalls Industrial Park. Situated adjacent to the A12/A120 interchange providing easy access to Stansted Airport, the East Coast ports of Harwich and Felixstowe, and the national motorway network.

Nearby occupiers include; Edmundson Electrical, Eurocell, BSS, Crown Paints, Screwfix, Toolstation, AllTrade, Speedy Fixings, and Motorparts Direct.

## DESCRIPTION

A semi-detached building of steel portal frame with brick and insulated steel clad elevations under a pitched and insulated roof.

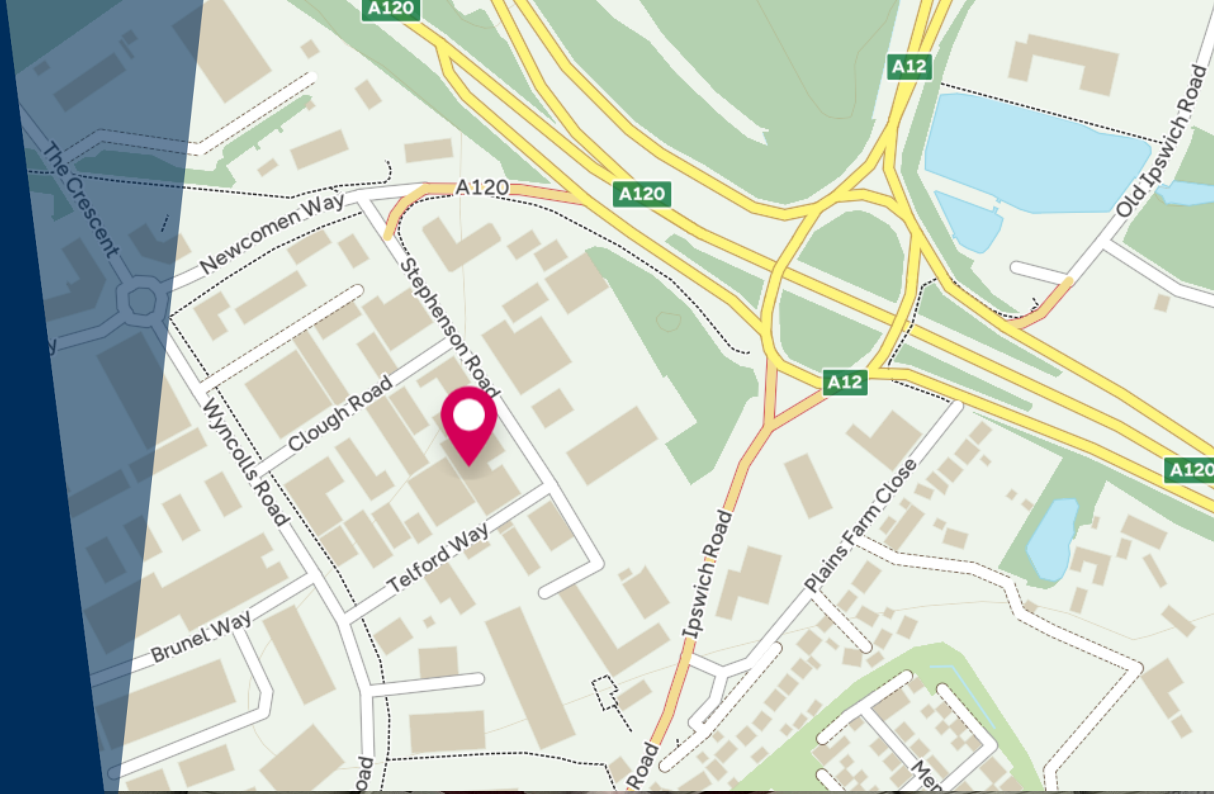
A reception area provides access to a mix of offices, WC and kitchenette facilities and a workshop and warehouse space. An electrically operated loading door provides access to the warehouse areas which benefit from three phase power, LED high bay lighting and eaves approx. 5m and apex 6.4m.

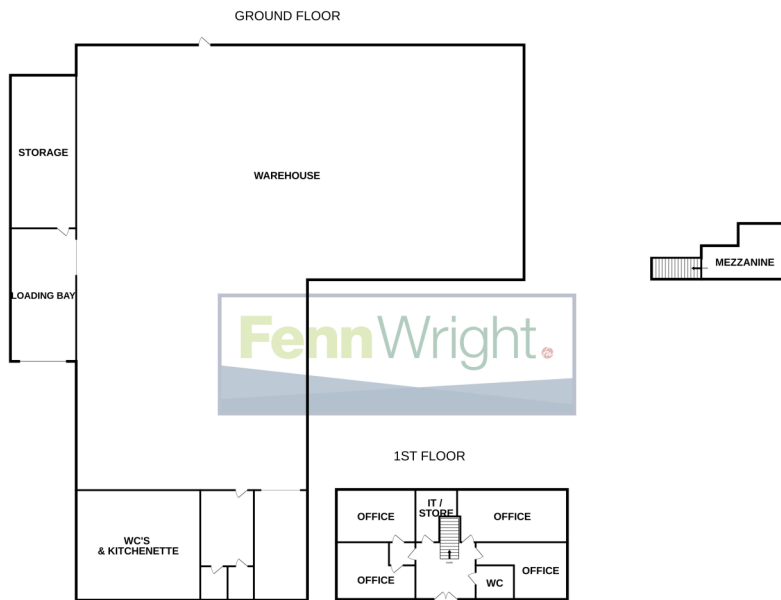
Externally there is a fenced forecourt area providing parking for c.25 cars along with a separate loading and unloading area by the loading door.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Warehouse	8,468 sq ft	[786.73 sq m] approx.
» Mezzanine Floor	164 sq ft	[15.24 sq m] approx.
» Offices & Reception	1,159 sq ft	[107.66 sq m] approx.
» WC's & Kitchenette Area	651 sq ft	[60.5 sq m] approx.
» Total	10,442 sq ft	[970.13 sq m] approx.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## TERMS

The premises are available To Let on a new lease, with terms to be agreed, at a rent of £87,500 pax, plus VAT.

Alternatively the premises are available For Sale Freehold at £1,100,000 plus VAT.

Note: The premises are currently under lease until November 2026. However the premises are not in use and the tenant would welcome an early surrender, subject to contract.

## SERVICE CHARGE

We are advised that no service charge is applicable.

## BUSINESS RATES

We are advised that the premises are assessed for business rates purposes in conjunction with three adjacent properties ([view here](#)), and are yet to be individually assessed. Interested parties are advised to make their own enquiries.

## BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. For the current year the approximate cost is £TBC plus VAT.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (99) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

## VAT

We are advised that VAT will be applicable on the rent or purchase price. All rents and prices are exclusive of VAT under the Finance act 1989.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity, where applicable, prior to the instruction of solicitors.

**VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE AGENTS:**

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OS licence no: TT000311015

Particulars created 25 February 2026

