

**AVAILABLE TO LET**

Prominent & Detached Warehouse Premises

**Units D, E & F, Caxton Court, Newcomen  
Way, Colchester, Essex, CO4 9QJ**

**RENT**

**£365,000**  
per annum

**AVAILABLE AREA**

**33,155 sq ft**  
[3,080.2 sq m]

## IN BRIEF

- » Undergoing Refurbishment - Available July 2026
- » Highly Prominent & Detached Warehouse
- » Ground & First Floor Offices
- » Five Large Loading Doors
- » 46 Car Parking Spaces + Loading Areas
- » Located Adjacent To The A12 / A120

## LOCATION

The building sits prominently on the junction of Wyncolls Road and Newcomen Way at the entrance of Severalls Industrial Park. Caxton Court is a development of six units located on the popular Severalls Industrial Park which is directly adjacent to the A12 / A120 interchange, providing excellent road access to the east coast ports of Harwich and Felixstowe, Stansted Airport, the M25 and A14.

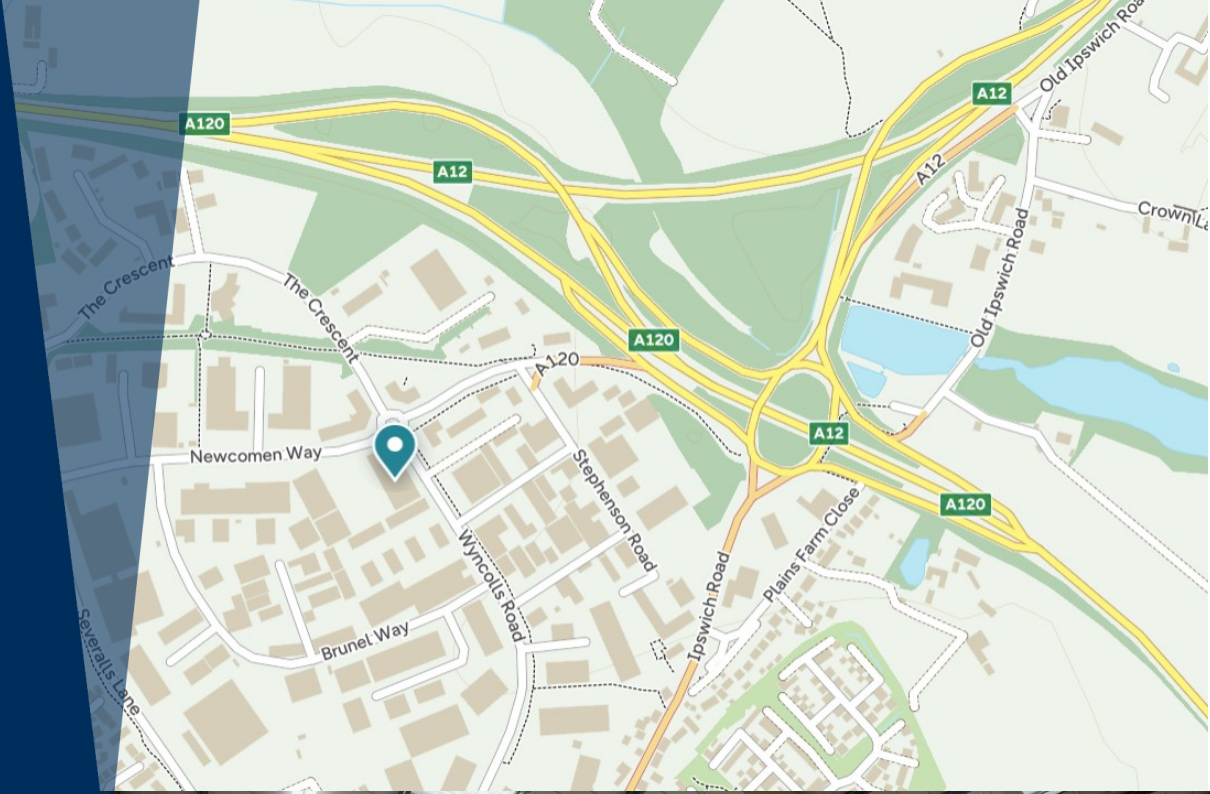
## DESCRIPTION

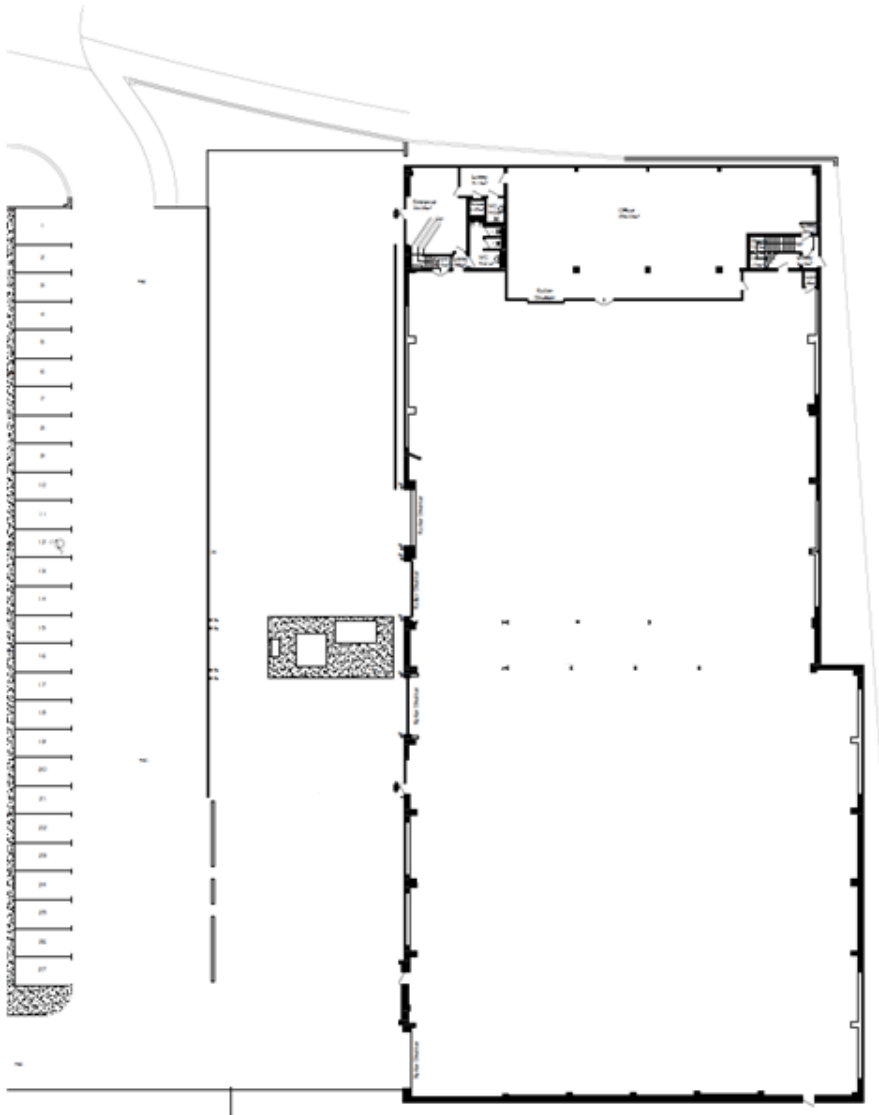
The premises are of steel portal frame construction under a pitched and insulated roof which incorporates translucent roof lights. Eaves height approx. 6.1m and apex 7.9m. There are five electrically operated loading doors (approx. 4.8m wide by 5.7m high). Two storey offices are provided in an open plan configuration with a reception area and WC and tea point facilities. There is three phase power, gas supply, and mains water supply. Externally there are ample loading areas and forty-six marked car parking bays. Site access is controlled with a security barrier. The premises are currently undergoing refurbishment therefore the exact specification is to be confirmed.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Ground Floor 30,123 sq ft [2,798.5 sq m] approx.
- » First Floor 3,032 sq ft [281.7 sq m] approx.
- » Total: 33,155 sq ft [3,080.2 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 full repairing and insuring lease, lease length and terms to be agreed, at a rent of £365,000 per annum plus VAT.

## SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas and security barrier. The approx. cost for the current year is £23,894 plus VAT.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £272,500, therefore rates payable approx. £130,800. We recommend all parties make their own direct enquiries with the local rating authority.

## BUILDINGS INSURANCE

The landlord is responsible for arranging the buildings insurance with the cost to be recovered from the tenant. The approx. cost for the current year is £12,705 plus VAT.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

A new EPC assessment and recommendation report will soon be available from our office upon completion of the refurbishment works. An EPC rating of 'B' rating is targeted and expected. The current rating is D.

## VAT

The property is elected to VAT. Prospective tenants should therefore be aware that VAT will be payable at the prevailing rate on the rent and service charge.

## LEGAL COSTS

Each party will bear their own legal costs.

## FLOOR PLAN

The adjacent floor plan is provided for indicative layout purposes only. The floor plan is not to scale and not to be relied upon.

## ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenant's identity prior to the instruction of solicitors.



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

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Particulars created 09/04/2026

**Fenn Wright**

