



Industrial

UNIT 11 | DAVEY CLOSE TRADE PARK

Davey Close, Colchester, CO1 2XL

UNIT 11 | 1,104 SQ FT

Industrial Unit

This modern unit would suit a wide range of uses, such as light industrial, manufacturing and retail warehousing. The unit benefits from dedicated parking, 24 hour access, and is an ideal location in close proximity to Colchester Town Centre. This unit would make an ideal Trade Counter or starter unit.

Lease Type

New



Unit Summary

- Flexible Space
- Ideal Trade Counter Units
- 24 Hour Access
- Roller Shutter Door
- Car Parking
- WC Facilities

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£16,100.00	£14.58
Rates	£4,750.00	£4.30
Maintenance Charge	£1,900.00	£1.72
Insurance	£220.80	£0.20
Total Cost	£22,970.80	£20.81

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

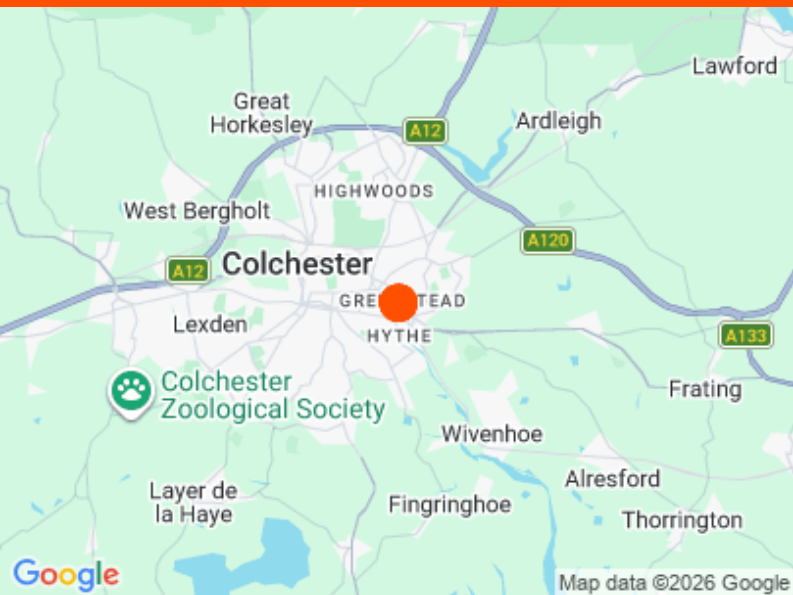
For more info please visit: unit.info/UIP0100318

+44(0) 808 169 7554

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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
A12: 4 miles



Airport
Stansted Airport: 35 miles



Rail
Hythe Railway: <1 mile

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	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (31)

Key Contact



Alex Crowther

Customer Engagement Manager

"Alex joined Indurent 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 indurent.com."



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