

**AVAILABLE TO LET**

Prominent & Detached Warehouse Premises With Impressive Offices

**9 Wyncolls Road, Severalls Industrial Estate, Colchester, Essex, CO4 9HW**

**RENT**

**£395,000**  
per annum

**AVAILABLE AREA**

**37,030 sq ft**  
[3,440.3 sq m]

## IN BRIEF

- » Available Q4 2026
- » Highly Prominent & Detached Premises
- » Large Site of Approx. 2.45 Acres (0.99 Ha)
- » Impressive Ground & First Floor Offices
- » Eight Dock Level Loading Doors (with Ramp Access)
- » Located Adjacent To The A12 / A120

## LOCATION

The building sits prominently on Wyncolls Road on the popular and well established Severalls Industrial Park, which is located 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

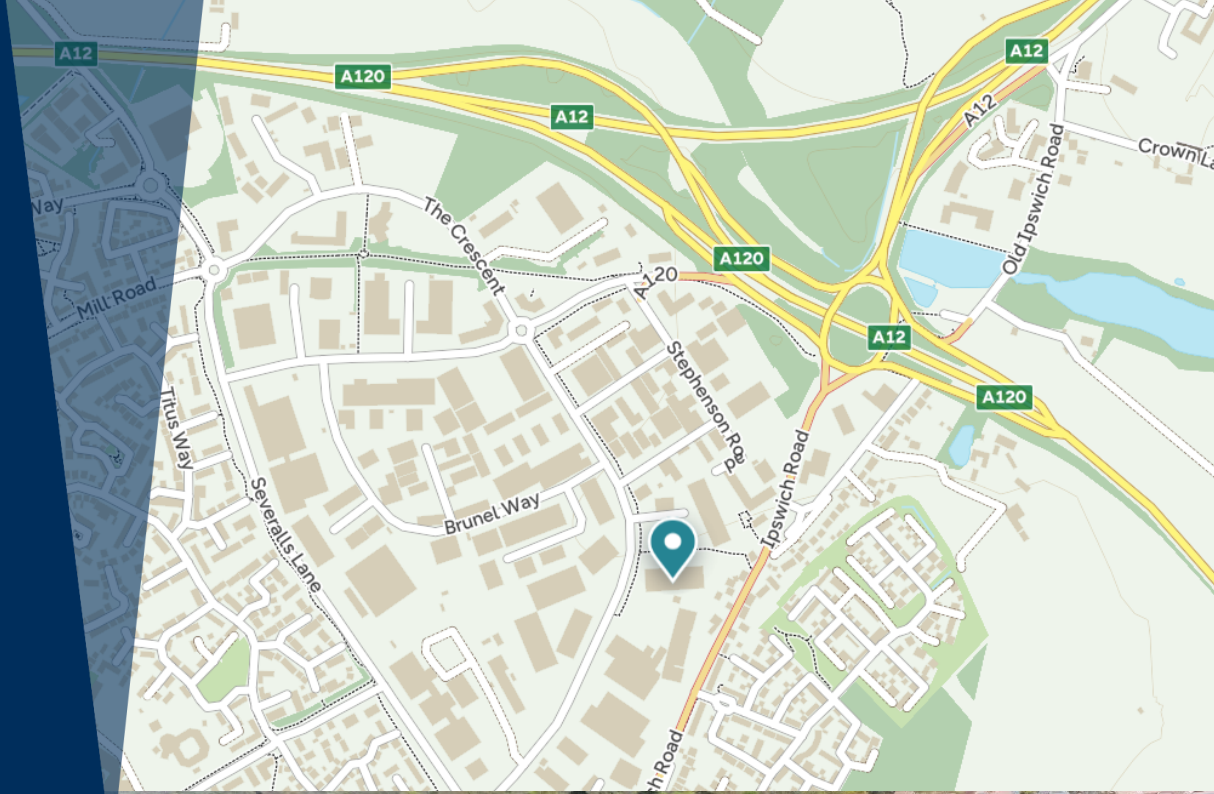
The premises are of steel portal frame construction under a pitched and insulated roof. Eaves height approx. 6.3m and apex 6.5m. There are eight dock level loading doors (with ramp access as well). Two storey offices provide a mix of high quality open plan, and cellular accommodation with WC and tea point / kitchen facilities. There is three phase power, gas and mains water supply. Externally there are ample loading areas and car parking spaces with site access benefitting from security gates.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas - Measured survey undertaken by Plowman Craven in line with the RICS Code of Measuring Practice]

- » Warehouse 25,215 sq ft [2,342.6 sq m] approx.
- » Ground Floor Offices & Reception 4,219 sq ft [392.0 sq m] approx.
- » First Floor Offices 7,596 sq ft [705.7 sq m] approx.
- » Total: 37,030 sq ft [3,440.3 sq m] approx.

Additional Temporary Warehouse - Approx. 2,500 sq ft (232.3 sq m)







## 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 £395,000 per annum plus VAT.

## SERVICE CHARGE

We are advised that no service charge is applicable.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £297,500, therefore rates payable approx. £142,800. We recommend all parties make their own direct enquiries with the local rating authority.

Note: This rateable value includes various tenant alterations and it is therefore expected that a revaluation would see this figure reduced.

## 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 £TBC plus VAT.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We are advised that the premises has a rating of C (75).

## 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

An indicative floor plan can be provided upon request.

## ANTI-MONEY LAUNDERING REGULATIONS

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

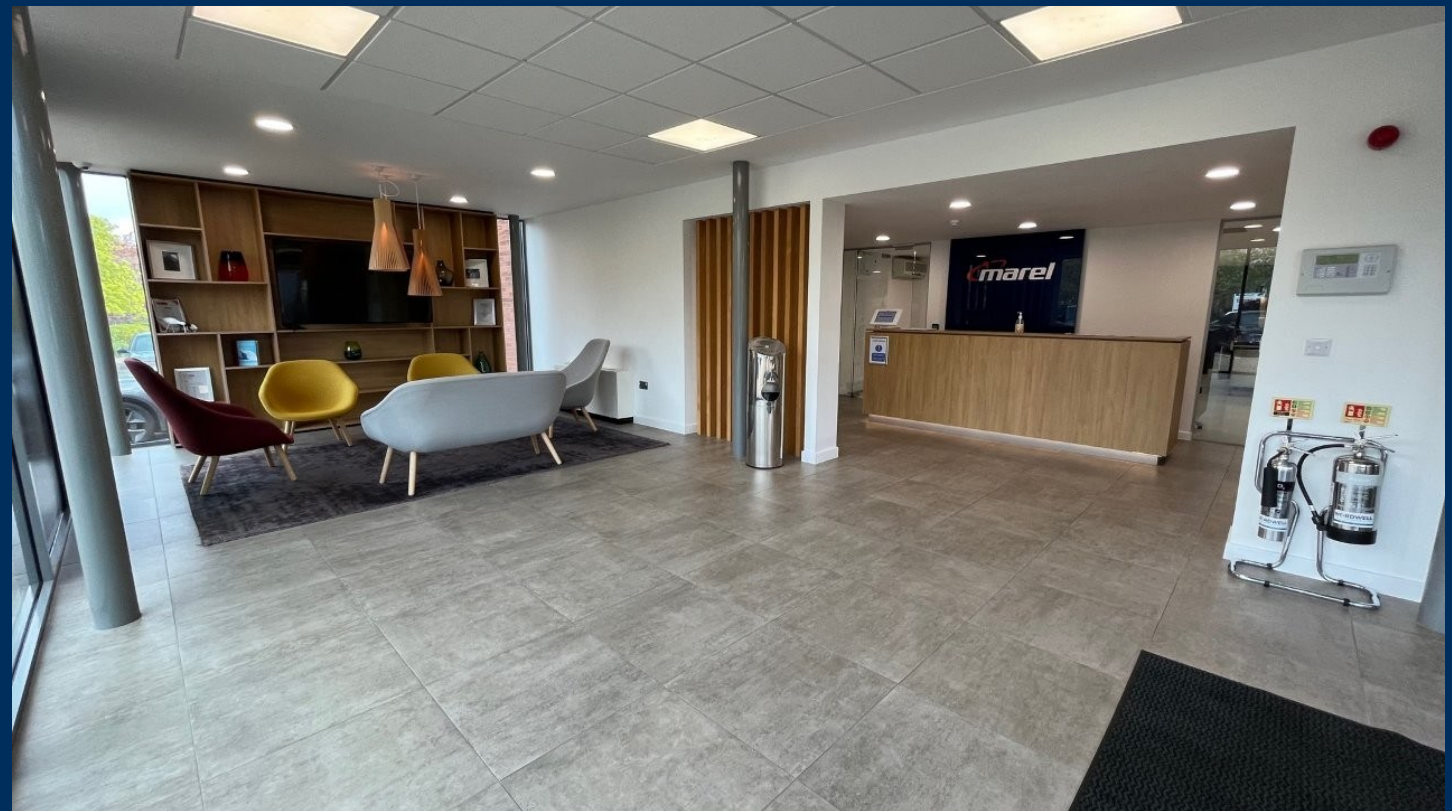


**VIEWINGS STRICTLY BY APPOINTMENT  
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Particulars created 14/05/2026

