

**AVAILABLE TO LET**

Industrial / Warehouse Unit With Substantial Yard / Parking Spaces

De Novo House, Newcomen Way, Severalls Park  
Colchester, Essex, CO4 9AE

**RENT**

£600,000  
per annum plus VAT

**AVAILABLE AREA**

65,212 sq ft  
[6,058.3 sq m]

## IN BRIEF

- » Impressive Detached Industrial / Warehouse Unit
- » Six Loading doors / Large Yard Area
- » Two Storey High Quality Offices
- » Close To A12 / A120 Interchange
- » Popular & Established Business Park Location
- » Available For Occupation January 2027

## LOCATION

The property is located on Newcomen Way on the established Severalls Industrial Park, which is 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. Neighbouring occupiers include: Edmundson Electrical, Eurocell, Screwfix, Toolstation and Crown Paints.

## DESCRIPTION

The detached industrial/warehouse unit, constructed circa 1980, is of steel portal frame construction with brick and steel-clad elevations. The main warehouse roof is pitched and incorporates translucent roof lights, while the office areas feature a flat roof.

A two-storey office block is located at the front of the unit, with a main reception leading to predominantly open-plan office accommodation with carpeted floors, suspended ceilings, and recessed lighting.

The warehouse accommodation is located to the rear and provides an eaves height of approx. 6.35m (to underside of haunch). It benefits from six electrically operated loading doors, three-phase power, and high-bay lighting.

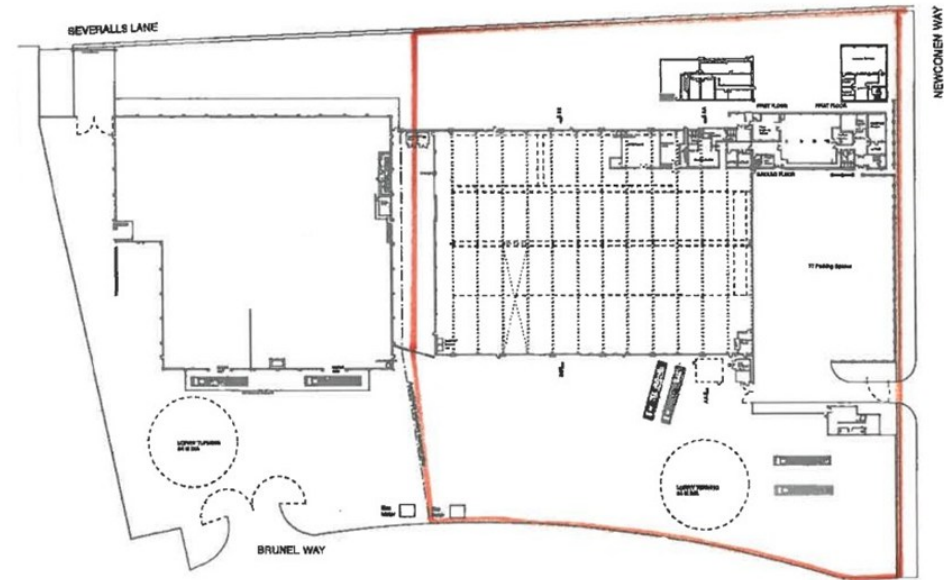
Externally, there is a large car parking area along with a secure, gated yard and a separate gatehouse.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Warehouse / Offices: 65,212 sq ft [6,058.34 sq m] approx.





## TERMS

The premises are available to let on a new effective full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £600,000 per annum plus VAT.

## SERVICE CHARGE

We are advised that no service charge is applicable.

## BUSINESS RATES

The unit is currently assessed together with the adjoining unit; however, based on the VOA figures, we anticipate that the standalone rateable value is likely to be in the region of £450,000, with estimated rates payable of approximately £216,000 per annum.

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.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (81) of the energy performance assessment scale.

A full copy of the EPC assessment is available upon request.

## VAT

VAT will be applicable on the rent and service. All rents and prices are exclusive of VAT under the Finance act 1989.

## PLANNING

The premises have been occupied for a number of years by a manufacturing company so we believe it will have a general industrial and warehouse use, however all interested parties are recommended to make their own enquiries with the Colchester City Council to confirm their intended use. Tel. 01206 282222.

## LEGAL COSTS

Each party will bear their own legal costs.

## ANTI-MONEY LAUNDERING REGULATIONS

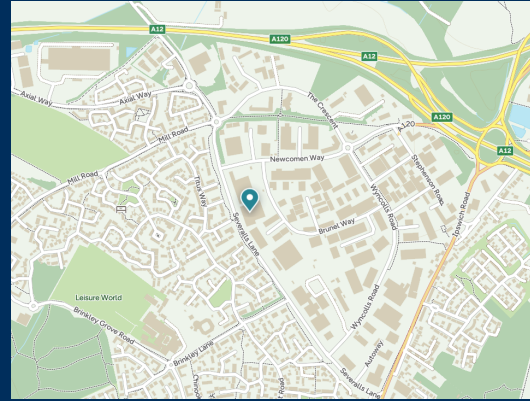
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

VIEWINGS STRICTLY BY APPOINTMENT  
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Particulars created 16 April 2026

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