



AVAILABLE TO LET

Detached Warehouse / Business Premises With Offices

Unit A, Caxton Court, Newcomen Way,
Colchester, Essex, CO4 9TG

RENT

£266,000
per annum

AVAILABLE AREA

24,175 sq ft
[2,246 sq m]

IN BRIEF

- » Undergoing Refurbishment - Available July 2026
- » Highly Prominent & Detached Warehouse
- » Two Storey Offices
- » Large Forecourt For Loading/Unloading
- » Barrier Controlled Site & Two Large Loading Doors
- » Located Adjacent To The A12 / A120

LOCATION

Caxton Court is a development of six units located off Newcomen Way, 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.

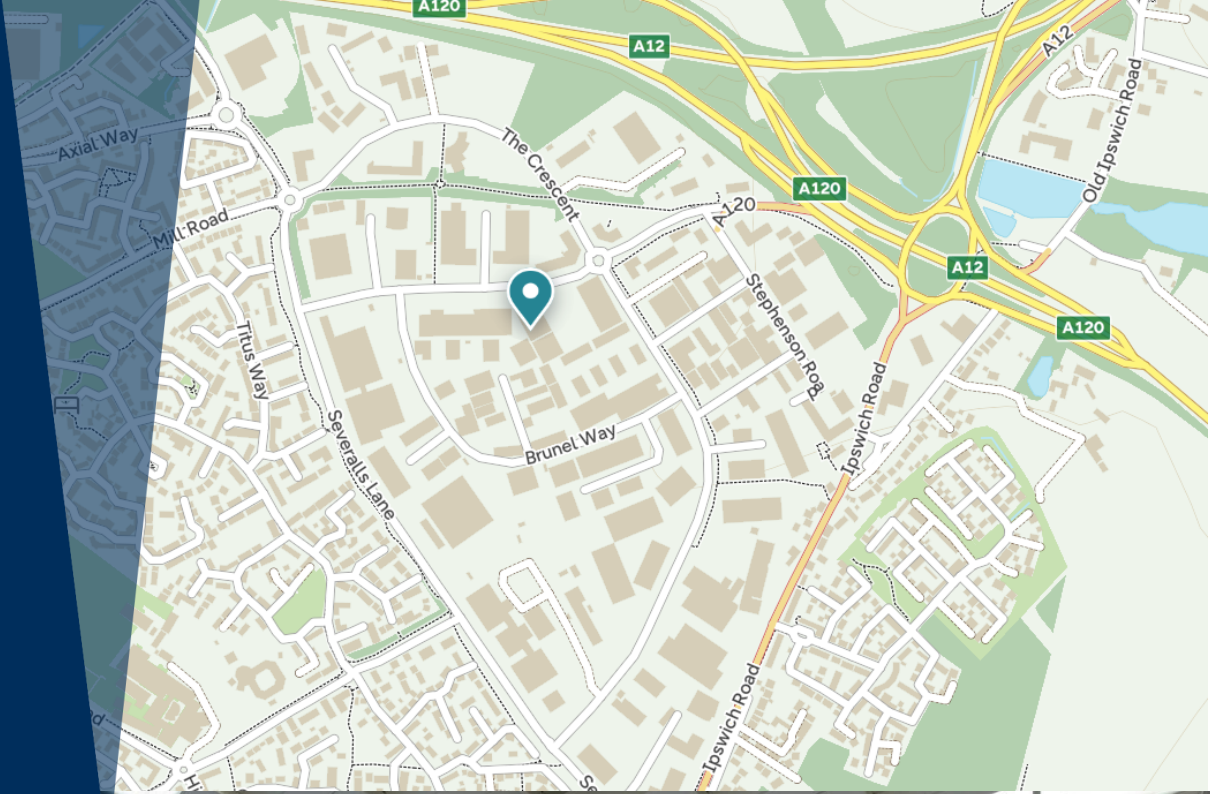
DESCRIPTION

The premises are detached and of steel portal frame construction with a mix of silver profile steel clad and tinted glass elevations under a pitched and insulated roof which incorporates translucent roof lights. Eaves height approx. 6m and apex 7.7m. There is high bay lighting and two large loading doors each approx. 4.8m wide by 5.6m high. Two storey offices are provided in an open plan configuration and benefit from carpeting, suspended ceilings with recessed lighting, gas fired central heating via radiators, and WC facilities. There is three phase power, gas supply, and mains water supply. Externally there are ample loading areas and 43 car parking spaces provided. Site access is controlled with a security barrier.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- | | |
|-----------------------|-------------------------------------|
| » Warehouse | 17,862 sq ft [1,659.5 sq m] approx. |
| » Office & Facilities | 6,312 sq ft [586.4 sq m] approx. |
| » Total: | 24,175 sq ft [2,459.9 sq m] approx. |



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

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