

UNIT 9 TO LET

15,680 ft² (1,457 m²)



PROMINENT
POPULAR LOCATION



ADJACENT TO
A12 (JCT. 28)



LARGE
FORECOURT



www.ipif.com/colchester

MODERN WAREHOUSE WITH OFFICES TO LET

EASTER PARK INDUSTRIAL ESTATE
AXIAL WAY, COLCHESTER, CO4 5WY

IPIF

ACCOMMODATION

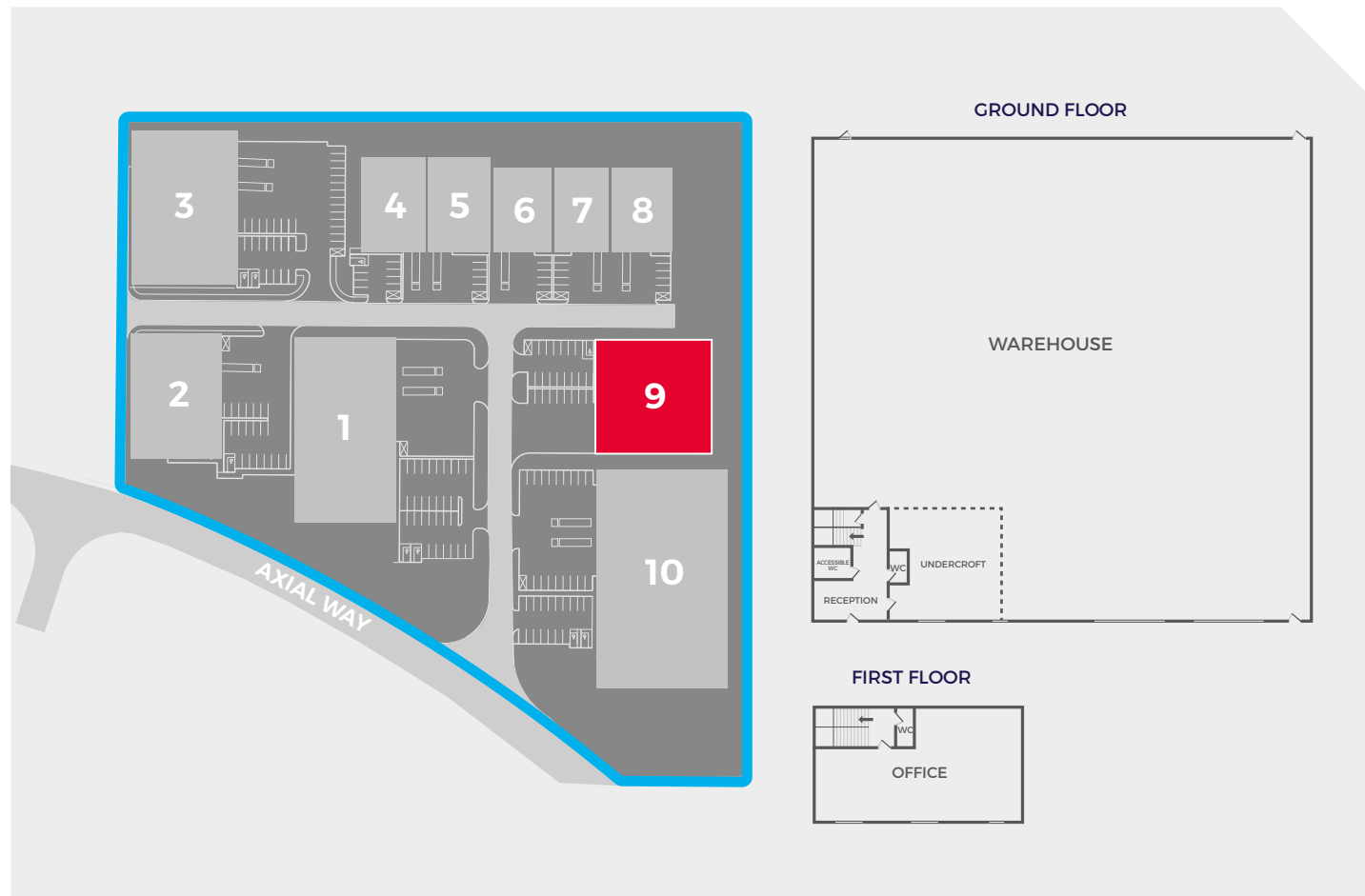
Available accommodation comprises of the following approximate Cross External Areas:

UNIT 9	ft ²	m ²
Ground Floor	14,200	1,319.2
First Floor	1,480	137.5
TOTAL	15,680	1,456.7

DESCRIPTION

The unit is constructed to a high standard with a steel portal frame under a pitched and insulated roof which incorporates translucent roof lights. The unit benefits from two electrically operated full height loading door (approx. 5.3m wide by 5.3m high), aluminium double glazed windows, three phase power, mains gas supply, approx. 7m eaves height. There is a reception / lobby area, WC facilities, an accessible WC with a shower, cleaners cupboard, and an open plan first floor office with carpeting, suspended ceiling and LED lighting.

To the front of the unit is a large concrete forecourt for loading/unloading along with 17 car parking bays.



FITTED OFFICE
ACCOMMODATION



17 CAR
PARKING SPACES



LARGE FORECOURT/
LOADING AREA



7.1m EAVES HEIGHT
RISING TO 9.2m APEX



2 ELECTRIC ROLLER
SHUTTER DOORS



RECEPTION/
LOBBY AREA



OFFICE LED
LIGHTING



DOUBLE-GLAZED
WINDOWS

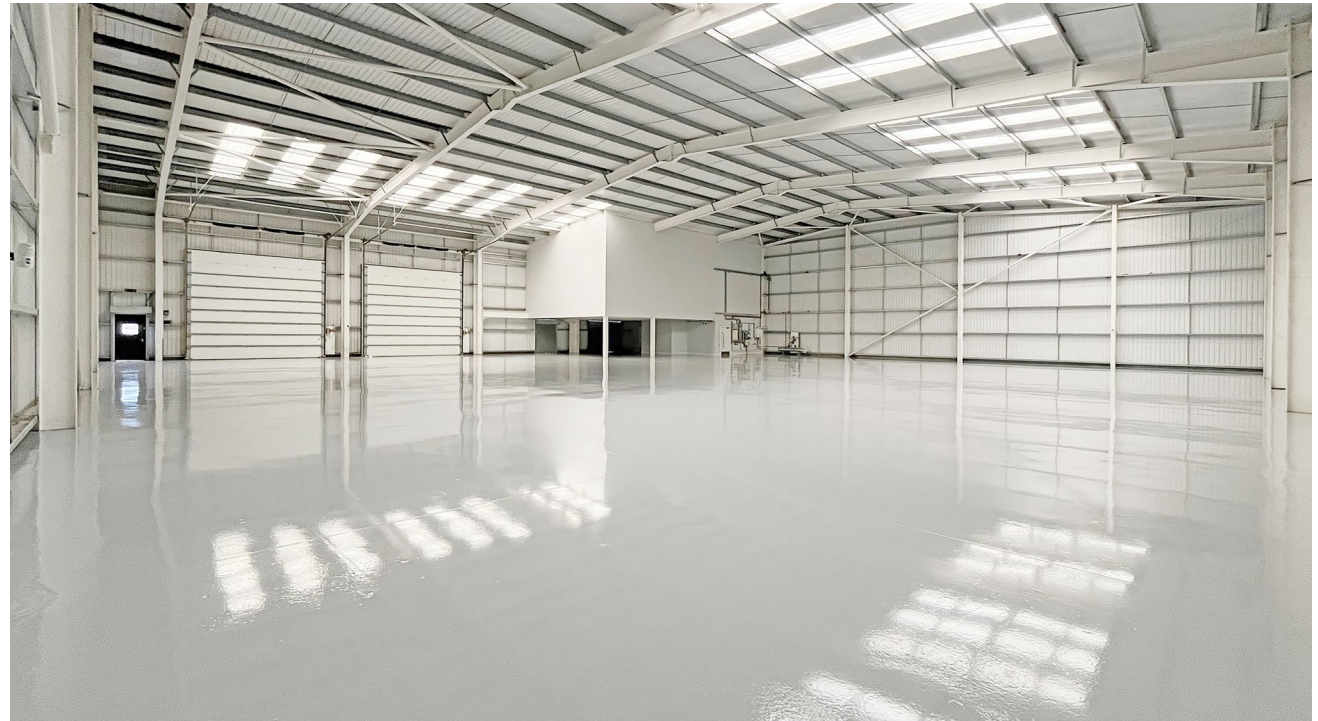


3 PHASE
POWER



WC FACILITIES
INCL. SHOWER

UNIT 9



LOCATION

Easter Park is strategically located directly between junction 28 of the A12 and 29 of the A12 (the A120 interchange). This provides the estate with excellent road links to the east coast ports of Harwich & Felixstowe, Stansted airport and the national motorway network.

Colchester City Centre and mainline railway station (London Liverpool Street approx. 50 minutes) are only 2.5 miles distant.

Easter Park is within walking distance of the new Northern Gateway Leisure Park with its wide range of amenities including: David Lloyd Fitness centre, Hollywood Bowl, Cineworld, Starbucks, Greggs, plus a wide selection of restaurants and drive-thrus and Fastned vehicle charging station.



LEASE TERMS

The Unit is available on a new full repairing and insuring lease. Rent on application.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

C - 58.

On behalf of the Landlord

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