

**AVAILABLE TO LET**

Modern Double Bay Warehouse & Yard

Caxton Fields, Brunel Way, Severalls Park  
Colchester, Essex, CO4 9AE

**RENT**

£485,000  
per annum plus VAT

**AVAILABLE AREA**

50,000 sq ft  
[4,645.1 sq m]

## IN BRIEF

- » Impressive Detached, Double-bay Warehouse
- » Four Loading doors, Office & WC Facilities
- » Ample On Site Car Parking
- » Close To A12 / A120 Interchange
- » Popular & Established Business Park Location

## LOCATION

The property is located on Brunel 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, double-bay warehouse is of steel portal frame construction with brick elevations, featuring high-level grazing under a pitched and insulated roof with an eaves height of approx. 7m, rising to around 8m at the pitch.

Access to the warehouse is provided via three loading doors on the front elevation beneath a canopy, together with an additional loading door on the side elevation. Internally, the accommodation is predominantly open-plan, with a dividing wall between the two bays which could be removed, subject to terms.

The warehouse benefits from full-height racking, high bay lighting, 3-phase power as well as office and WC facilities.

Externally, the property offers a substantial paved forecourt / yard area, suitable for loading, unloading, and parking.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Total: 50,000 sq ft [4,645.11 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 £485,000 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 £300,000, with estimated rates payable of approximately £145,000 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.

For the current year the approximate cost is £11,333.43.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (60) 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.

## LEGAL COSTS

Each party will bear their own legal costs.

## ANTI-MONEY LAUNDERING REGULATIONS

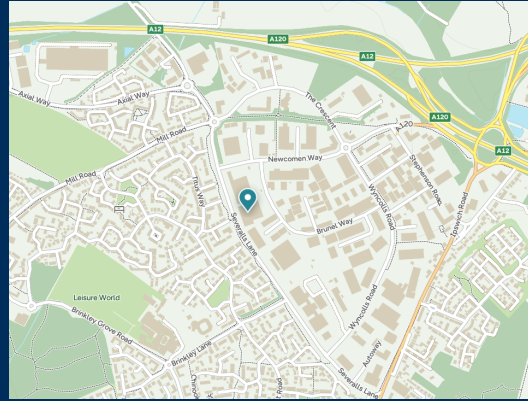
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

VIEWINGS STRICTLY BY APPOINTMENT  
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Particulars created 10 February 2026

