



TO LET

2,234 Sq Ft

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

4 KING EDWARD QUAY, HYTHE QUAY, COLCHESTER, ESSEX, CO2 8JB

4 King Edward Quay is located by Hythe Quay and close to the Whitehall Industrial Estate.

The property is 2,234 sq. ft. and comprises a warehouse area on the ground floor with additional office space on the ground and 1st floor. The unit is of steel portal frame construction with double glazed windows. The unit benefits from 3 phase power (to be confirmed), trade counter option, a large loading door, and has recently been refurbished.

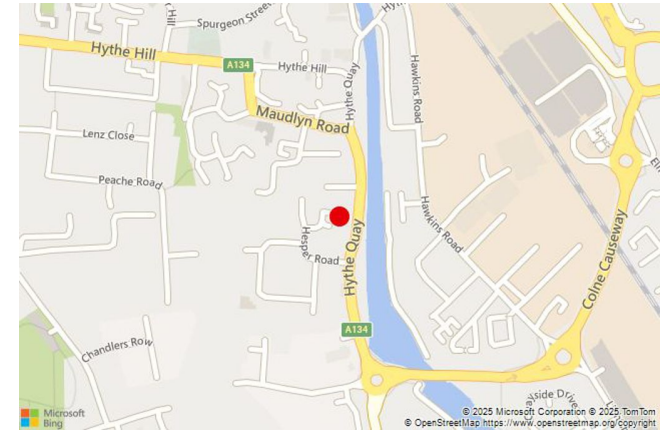
KEY FEATURES

- Steel portal frame with part brick / part steel-clad elevations and roof lights
- Warehouse eaves approx. 4.65m (ridge/pitch approx. 6.15m)
- Manual roller shutter door (approx. 4.0m high x 3.0m wide) plus separate personnel door
- Front glazed access to trade counter/office, with kitchen + WC and internal warehouse access
- First floor offices: open-plan office+separate office/meeting room (also accessible from warehouse)
- External parking for 4 cars plus loading/unloading space
- Rent - £27,500 p.a. exclusive

Please note, the information, photos and plans provided are for general informative / illustrative purposes only. The information is believed to be correct, but no express or implied representation of warranty is made by Petchey as to its accuracy or completeness. In person viewings are encouraged.

Location

The property is located on King Edward Quay, close to Whitehall Industrial Estate, approximately three miles to the East of Colchester City Centre. Good access is available to the inner ring road system which links directly to the A12 / A120, providing easy access to the East Coast ports of Harwich and Felixstowe and Stansted Airport.



VAT

We are advised that VAT is applicable.

Service Charge

A service charge is applicable to cover; maintenance of the estate communal areas and landscaping. The approx. cost for the current year £1,810.82 per annum plus VAT.

Additional Information

Rent
£27,500 Per Annum

EPC
Class D (82)

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