



AVAILABLE TO LET

Detached Warehouse 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.

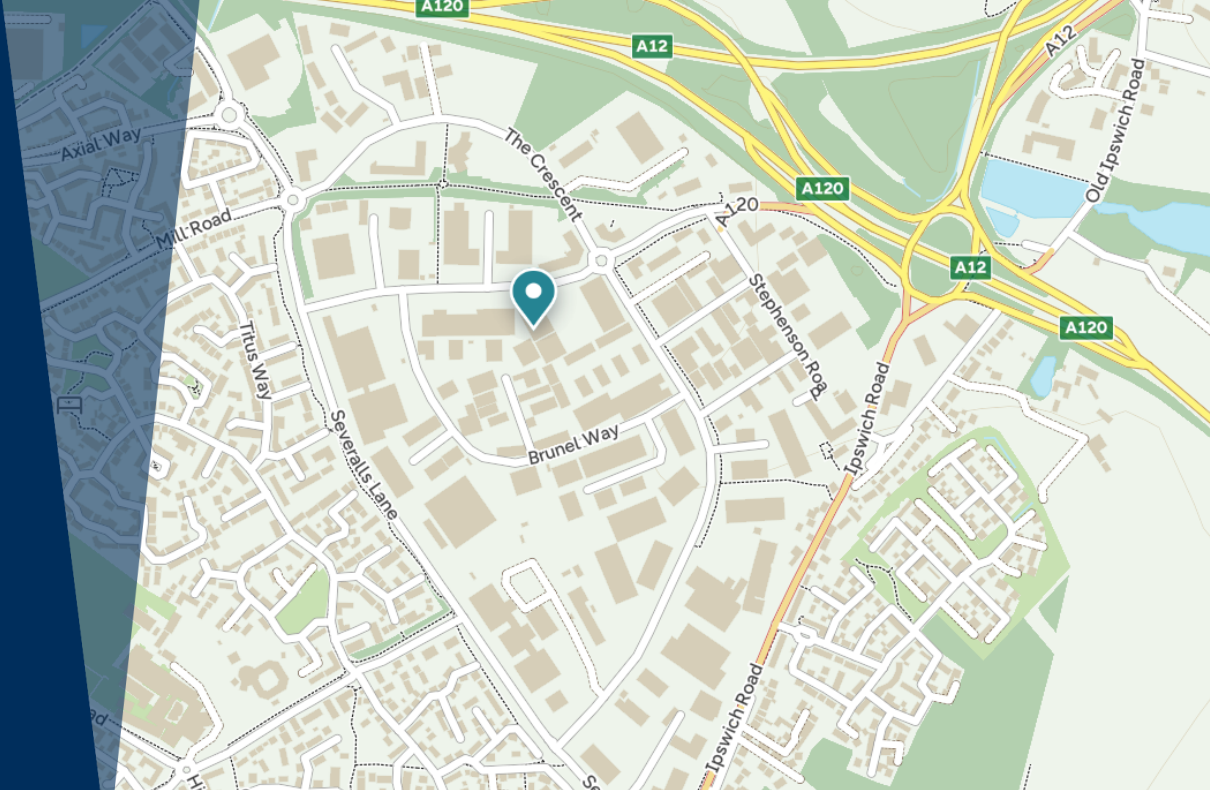
DESCRIPTION

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]

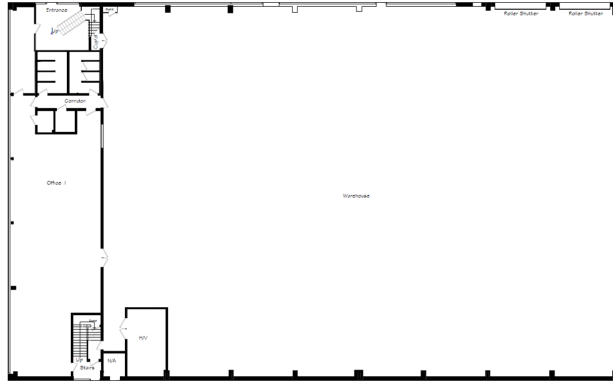
- | | |
|-----------------------|-------------------------------------|
| » Warehouse | 17,862 sq ft [1,659.5 sq m] approx. |
| » Office & Facilities | 6,312 sq ft [586.4 sq m] approx. |
| » Total: | 24,175 sq ft [2,459.9 sq m] approx. |



First Floor



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £266,000 per annum plus VAT.

SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas and security barrier. The approx. cost for the current year is £17,422 plus VAT.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £191,500, therefore rates payable approx. £91,920. We recommend all parties make their own direct enquiries with the local rating authority.

BUILDINGS INSURANCE

The landlord is responsible for arranging the buildings insurance with the cost to be recovered from the tenant. The approx. cost for the current year is £9,052.85 plus VAT.

ENERGY PERFORMANCE CERTIFICATE [EPC]

A new EPC assessment and recommendation report will soon be available from our office upon completion of the refurbishment works. An EPC rating of 'B' rating is targeted and expected. The current rating is C (64).

VAT

The property is elected to VAT. Prospective tenants should therefore be aware that VAT will be payable at the prevailing rate on the rent and service charge.

LEGAL COSTS

Each party will bear their own legal costs.

FLOOR PLAN

The adjacent floor plan is provided for indicative layout purposes only. The floor plan is not to scale and not to be relied upon.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to verify the identity, private residence and source of funds (where applicable) of prospective purchasers and tenants prior to solicitors being instructed. An administration fee is payable, and further details are available upon request.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Particulars created 07 August 2026

