

# UNIT 6 TO LET

5,900 ft<sup>2</sup> (548 m<sup>2</sup>)



PROMINENT  
POPULAR LOCATION



ADJACENT TO  
A12 (JCT. 28)



LARGE  
FORECOURT



[www.ipif.com/colchester](http://www.ipif.com/colchester)

MODERN TRADE COUNTER / WAREHOUSE TO LET

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

**IPIF**

## ACCOMMODATION

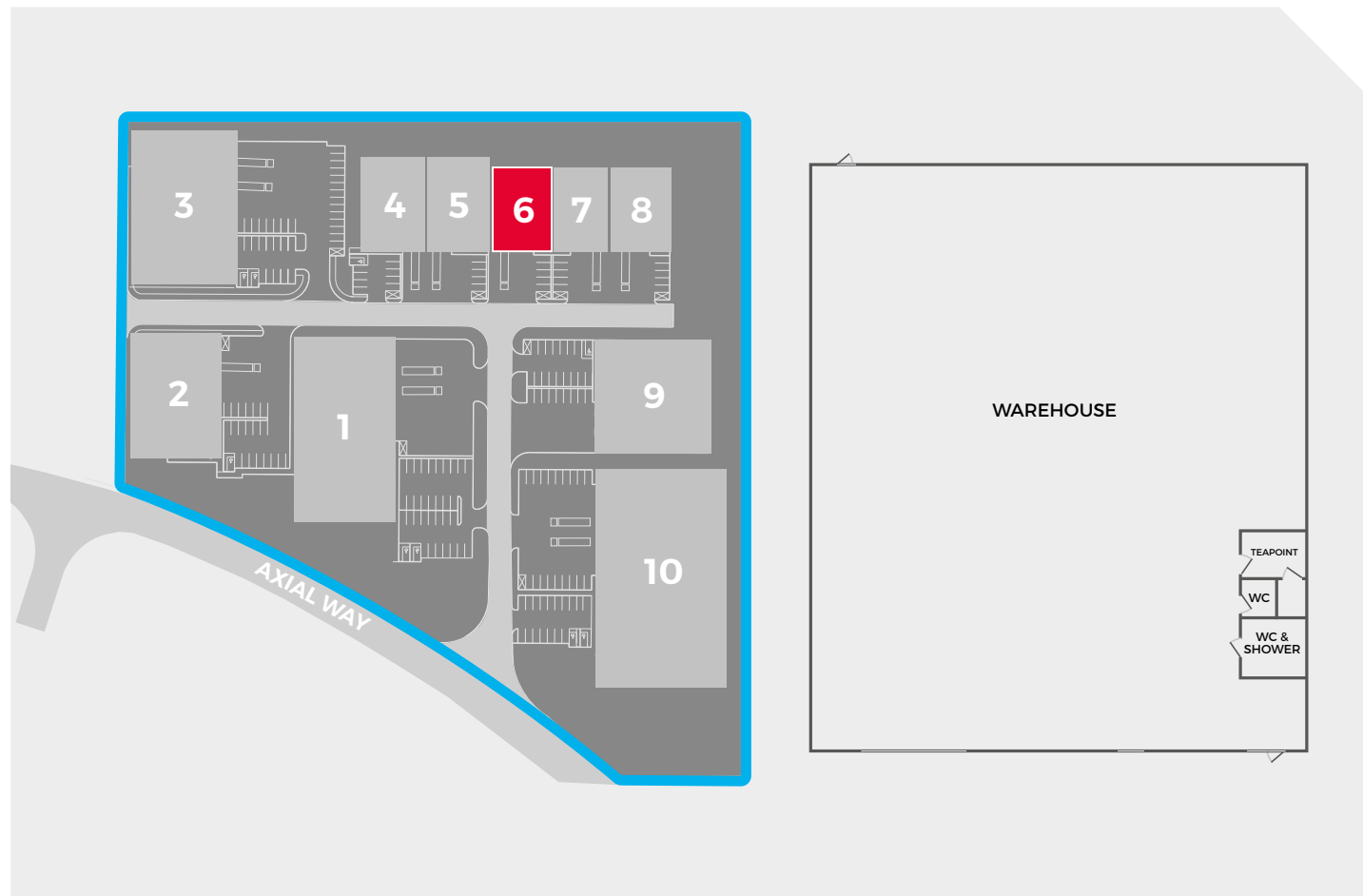
Available accommodation comprises of the following approximate Cross External Areas:

UNIT 6	ft <sup>2</sup>	m <sup>2</sup>
Warehouse	5,900	548.1
<b>TOTAL</b>	<b>5,900</b>	<b>548.1</b>

## 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 an electrically operated full height loading door (approx. 4.5m wide by 5.4m high), aluminium double glazed windows, three phase power, mains gas supply, approx. 6.8m eaves height and 7.7m apex height, WC facilities and an accessible WC with a shower.

To the front of the unit is a large concrete forecourt for loading / unloading along with 5 car parking bays.



SUITABLE FOR  
TRADE COUNTER



5 CAR  
PARKING SPACES



LARGE FORECOURT/  
LOADING AREA



6.8m EAVES HEIGHT  
RISING TO 7.7m APEX



ELECTRIC ROLLER  
SHUTTER DOOR



DOUBLE-GLAZED  
WINDOWS

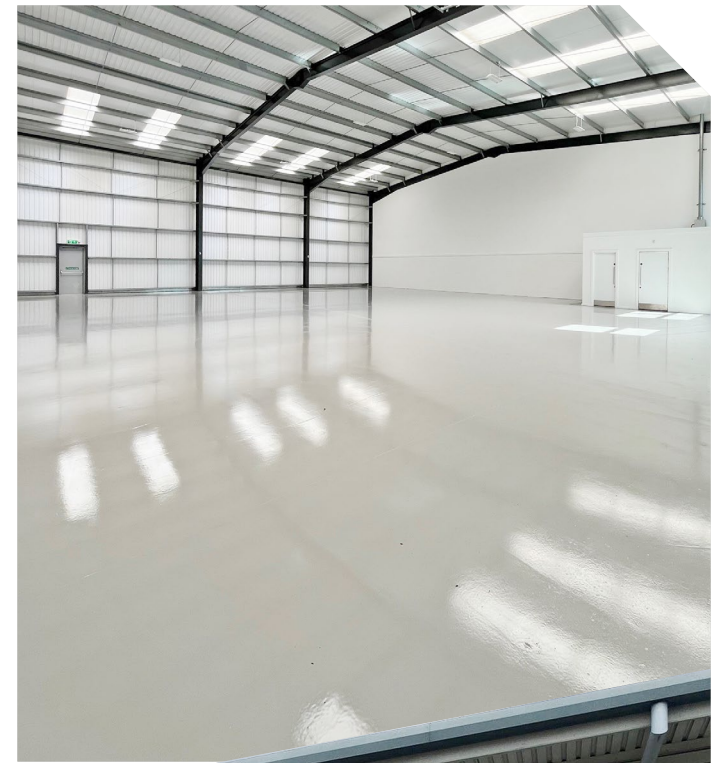
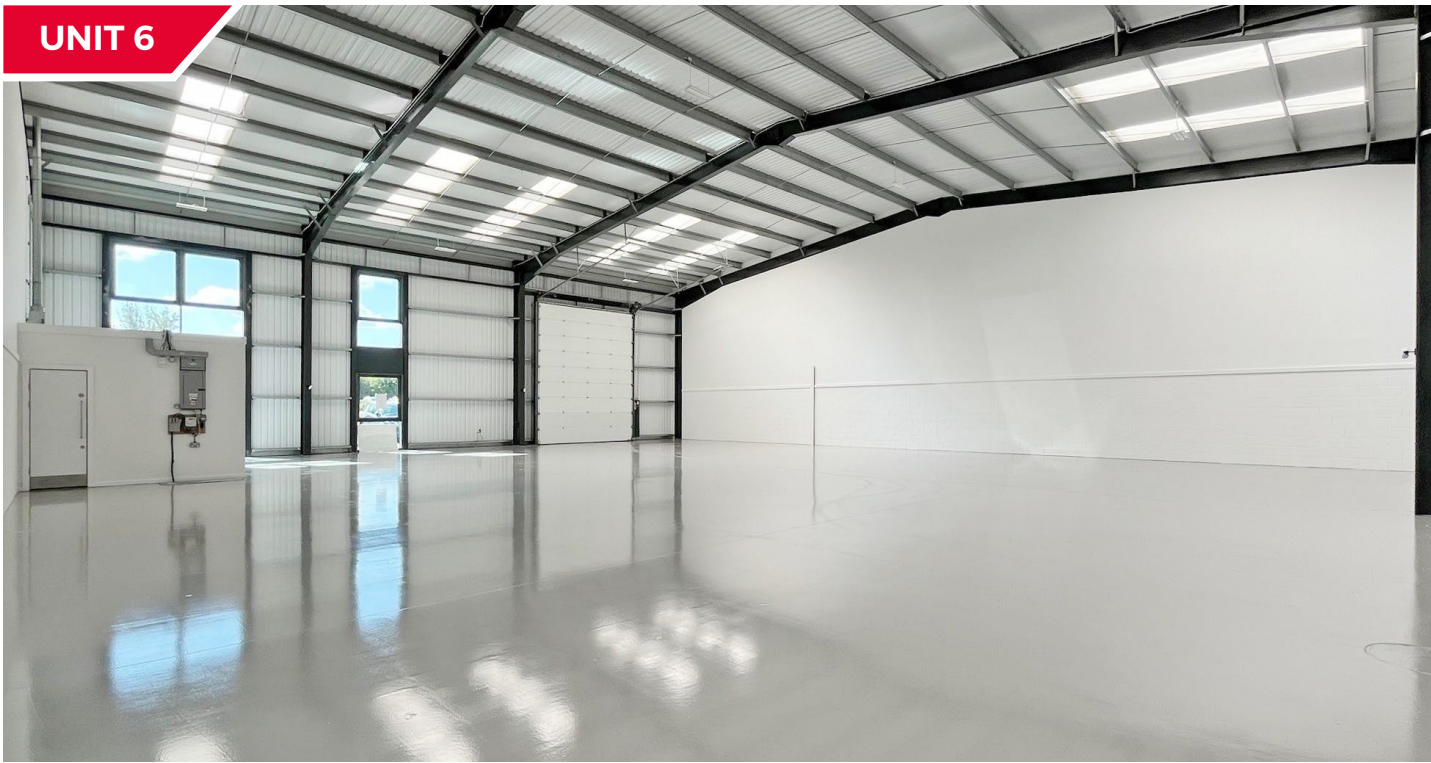


3 PHASE  
POWER



WC FACILITIES  
INCL. SHOWER

UNIT 6



## 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

B - 38.

On behalf of the Landlord

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