

TO LET
£61,150 PAX

TRADE COUNTER UNIT
ON PRESTIGIOUS
ESTATE EXTENDING
TO APPROX.
6,075 SQ. FT.



UNIT 20A WESTSIDE CENTRE
LONDON ROAD, STANWAY, CO3 8PH

NP NICHOLAS
PERCIVAL
COMMERCIAL

TRADE COUNTER UNIT WITH YARD / PARKING

- Circa 6,075 sq. ft. including mezzanine floor.
- Access links to A12 and A120.
- Two up and over electronically operated loading doors.
- Minimum 10 Year Lease

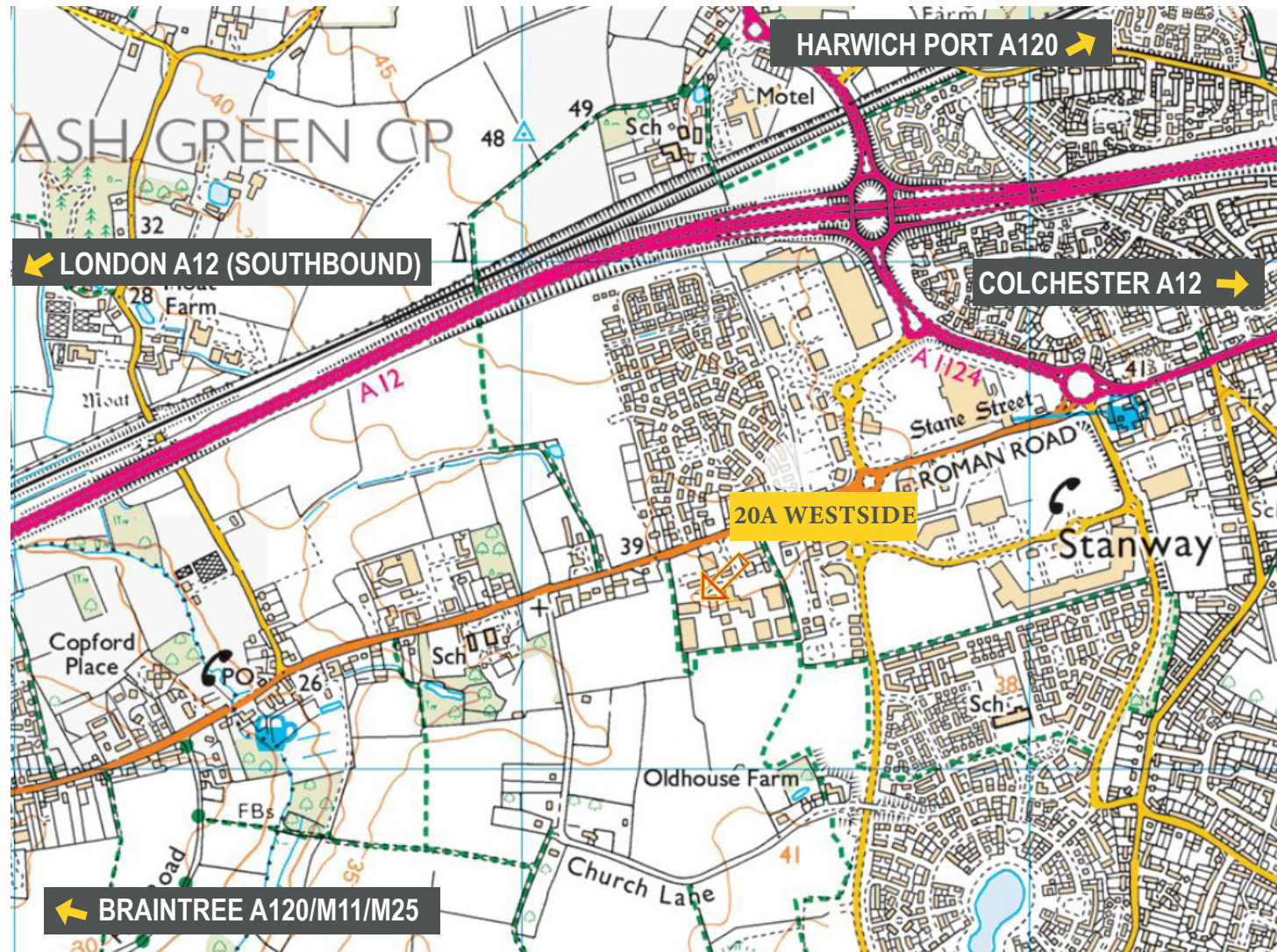
LOCATION & SITUATION

The property is located approximately one mile south of the A12 / A1134 junction at Eight Ash Green enjoying excellent accessibility to the major road networks leading to London Stansted Airport, Harwich International Port and the Port of Felixstowe.

Westside Centre is situated on the London Road, Stanway approximately half a mile from Tollgate Retail Park. From Colchester proceed out along London Road, at Tollgate roundabout continue straight on towards Copford taking the second exit at the next roundabout and the entrance to the Westside Centre can be found on the left-hand side immediately before the Mercedes Car Showroom.

The Westside Centre comprises a development of light industrial / trade counter units, office buildings and showrooms.

Other occupiers on the site include Mercedes-Benz, Brewers Decorator Centres, City Electrical Factors Ltd, Walstead UK Protyre Colchester, Polar Bearings, Hairways Hair & Beauty and St Helena Hospice.



DESCRIPTION

Light Industrial Unit of steel portal frame construction with brick and block walls under a pitched metal composite insulated roof incorporating translucent roof lights, to the underside of the eaves measures approx. 6m and an apex measuring circa 8.3m. There are two 5.5m x 4.5m up and over electricity operated loading doors to the front elevation providing access to the main warehouse. Personnel door leads to ground floor offices include Male and Female and Disabled WC facilities.

The unit includes a concrete block and beam mezzanine floor with an area of approximately 1,175 sq. ft. currently used as storage but offers fantastic potential to create further offices due to the high-level windows providing additional natural light at first floor.

The yard to the front of the building offers approximately 14 car parking spaces.

ACCOMMODATION

Ground Floor Warehouse	455.22m2	4,900 sq. ft.
Mezzanine Floor	109.16 m2	1,175 sq. ft.
TOTAL	564.38 m2	6,075 sq. ft.



ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E. A copy of the certificate is available on the GOV.UK Non-Domestic Energy Performance Certificate Register.

RATEABLE VALUE | BUSINESS RATES

The property has a rateable value of £44,250.

Interested parties are advised to make their own enquiries with the Colchester City Council Rates Department.

TERMS

The property is available to let by way of a new effective, full repairing and insuring lease for a minimum term of 10 years to be agreed at a passing rent of £61,150 per annum exclusive plus VAT.

SERVICE CHARGE

There is a Service Charge of 10% plus VAT to cover the maintenance of the common parts, landscaping etc.

VAT

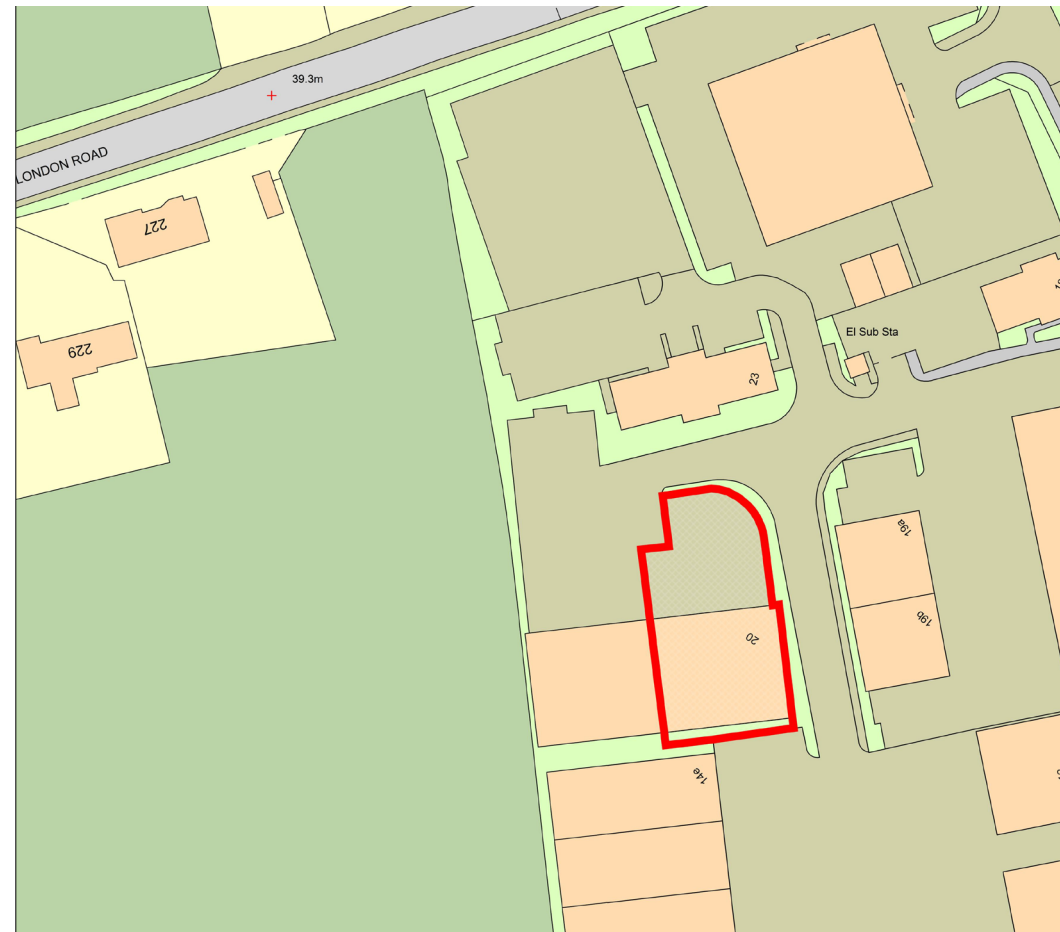
The property is elected for VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees in relation to any transaction.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Nicholas Percival to formally verify prospective tenant's identity, residence and source of funds prior to instructing solicitors.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors. FAO Thomas Noble

T: 01206 563 222

E: tnoble@nicholaspercival.co.uk

REF: C3804

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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.