



TO LET/ FOR SALE

Catalyst House, Newcomen Way, Colchester, Essex, CO4 9YR

Modern detached warehouse



Viewing/Further Information

BNP Paribas Real Estate

www.realestate.bnpparibas.co.uk

5 Aldermanbury Square, London, EC2V 7BP

Daniel Harness

0207 338 4296

07887 058 676

daniel.harness@bnpparibas.com

Location

Colchester is Britain's oldest recorded town and is an important commercial and retail centre, located approximately 63 miles (101 km) north east of Central London, 24 miles (39 km) north east of Chelmsford and 18 miles (29 km) south west of Ipswich. Road communications are excellent; the A12/A120 by-pass is immediately to the North-East connecting the town to London, Stansted Airport, the M25 and the M11 motorways. Rail services to London Liverpool Street are available in approximately 46 minutes from Colchester Town Railway station. Major retailing facilities include the Culver Square and the Lion Walk Shopping Centre's.

Description

The property comprises a detached single storey warehouse with two storey offices sitting on a site of 2.39 acre. The building is constructed of a portal frame with a mixture of brick and profile clad elevations set beneath a pitched roof. The warehouse accommodation is arranged over two bays. The warehouse also benefits from three electrically operated roller shutter doors. The warehouse has a clear internal height of 8m and 10.4m to the apex of each bay.

Externally the site benefits from good onsite parking, approximately 76 spaces, which are located to the front and side of the property. The office development to the rear of the property, Kings Court, has access across the bottom right hand corner of the side yard.

Floor Areas

DESCRIPTION	SQ FT	SQ M
Warehouse	30,997	2,879.79
Ground Floors Offices/ancillary space	5,493	510.36
First Floor Offices	4,084	379.43
TOTAL	40,574	3,769.32

(The above floor areas have been measured on a GIA basis)

Tenure

The property is available by way of a new full repairing and insuring lease, for a term to be agreed.

Alternatively, consideration may be giving to disposal of the freehold interest. Price on application.

Rent

£220,000 per annum exclusive

VAT

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Business Rates

Interested parties are advised to make their own enquiries with the local authority. Colchester Borough Council.

Energy Performance Certificate

EPC rating - C

Legal Fees

Each Party to bear their own legal costs incurred during this transaction.

Services

Interested parties are advised to satisfy themselves on any services and appliances and arrange their own tests to ensure they are in full working order.