



TO LET



Unit 1, 70 Barrack Street, Colchester, CO1 2LT

Two storey warehouse space, suitable for Trade Occupiers located on the northern side of the A134 Barrack Street.

Tenure	To Let
Available Size	10,426 to 20,867 sq ft / 968.61 to 1,938.61 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

● Secure shared yard ● Ample car parking

Description

Two storey warehouse space

Suitable for Trade Occupiers

Loading and storage provisions on the ground floors

Secure Shared Yard

Ample Car Parking

Location

The property is located on the northern side of the A134 Barrack Street within a largely employment focused area around 0.5 mile east of Colchester town centre. The A134 leads east to the intersection with the A133 St Andrews Avenue and west through the town centre to the A12.

Colchester benefits from exceptional transport links via road, air, sea and rail. Conveniently connected to the wider motorway network, Barrack Street is just 2 miles from the A12 which connects to the M11 in under 35 miles and the M25 in under 40 miles. Additionally, London can be accessed by rail in 47 minutes and Ipswich in 20 minutes. Stanstead can be reached within 33 miles from the property and the Port of Felixstowe can be reached within 29 miles. The proximity to international trading hubs is particularly useful for occupiers looking to benefit from international freight movements

Colchester is a historic market town with a resident population of 112,000. The town was best known for its large army garrison and has seen significant redevelopment since its closure was announced by the MoD.

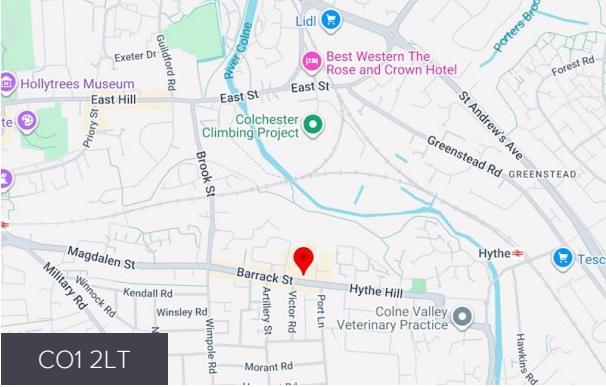
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	10,441	970	Available
1st	10,426	968.61	Available
Total	20,867	1,938.61	

Terms

Available To Let -please contact the agents for further information



Viewing & Further Information

Jonjo Lyles
0203 824 9417 | 07388 488 252
jonjo.lyles@m1agency.co.uk

Tom Lindley
07715 454 406
tom.lindley@m1agency.co.uk

Joe Salisbury
07809399946
joe.salisbury@m1agency.co.uk