



TO LET

OPEN STORAGE YARD TO LET - 2,422 SQ FT - COLCHESTER 2,422 Sq Ft

- Approximately 2,422 sq ft
- Hardstanding yard surface
- Palisade fencing and gated access
- Haven Road / King Edward Quay, Colchester
- Owned by Petchey - Direct from the landlord

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

YARD 2, HYTHE QUAY, COLCHESTER, ESSEX, CO2 8JB

Description

Yard 2 provides approximately 2,422 sq ft (225 sq m / 0.056 acres) of open storage space within the Haven Road / King Edward Quay estate in Colchester.

The yard benefits from a hardstanding surface, metal palisade fencing and gated access, providing a defined external area suitable for a range of storage and operational requirements. Potential uses include the storage of materials, plant and equipment or vehicle parking, subject to the necessary consents and landlord approval.

Location

The property is situated in the Hythe area of Colchester, to the east of the city centre, within the established Haven Road / King Edward Quay commercial area and close to Whitehall Industrial Estate.

The surrounding area accommodates a range of industrial, warehouse and trade occupiers. The location offers access to Colchester's local road network, with onward connections to the A12 and A120, serving Essex, Suffolk and the wider regional road network.

Accommodation

Open storage yard extending to approximately 2,422 sq ft (225 sq m / 0.056 acres). All areas are approximate.

Rent & Terms

The yard is available to rent at £504.58 per calendar month. Further details of the proposed lease or licence terms are available on request.

Planning

Interested parties should satisfy themselves that their intended use is permitted. All proposed uses are subject to any necessary consents and landlord approval.

Legal Fees

Each party is to bear their own legal fees.

VAT

VAT may be applicable.

Viewing

Viewings are by appointment through Petchey Holdings. Please contact Max Allen for further information or to arrange a viewing.

Max Allen

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