

TO LET

Unit G, Global Park

12 Moorside, Colchester, Essex, CO1 2TJ

1,619 sq ft (150.41 sq m)

Proposed mezzanine removal option

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey HOLDINGS

Unit G, Global Park, 12 Moorside, Colchester, Essex, CO1 2TJ

Key Features

- Stepped rent from £17,500 per annum
- Mezzanine removal considered, subject to terms
- New over-roof and painted floors
- Roller shutter access
- Approx. 3.38 m floor-to-eaves height
- Owned by Petchey Holdings - contact landlord direct

Description

Alternative letting option offering approximately 1,619 sq ft of ground-floor accommodation following proposed mezzanine removal. The mezzanine is currently in place. Removal is subject to terms and covenant strength.

Legal Costs

Each party to bear its own legal costs.

VAT

VAT may be applicable.

Location

Global Park is at 12 Moorside in Colchester, with access to the city centre, inner ring road and the A12 / A120.

Accommodation

Approximate floor areas	Sq ft
Ground floor only	**1,619**
Quoted total	**1,619**

Ground-floor area excluding the mezzanine. Removal is subject to agreement.

Planning

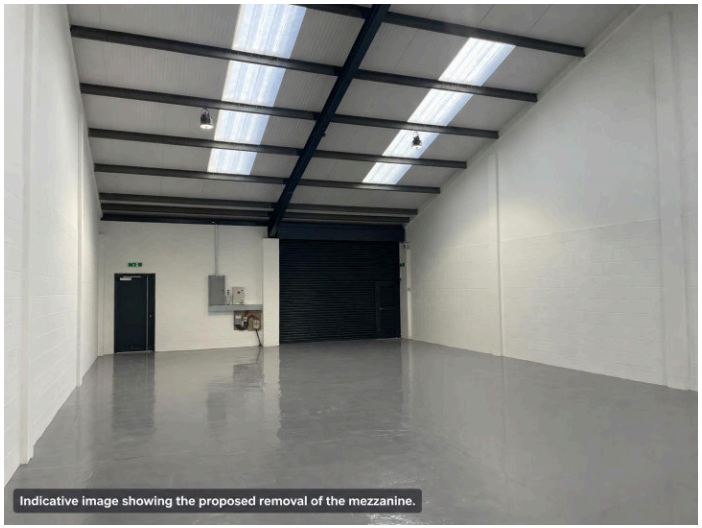
Interested parties should make their own enquiries with the local planning authority about their proposed use.

Rent and Viewings

Stepped rent subject to lease terms.

Year 1	£17,500 per annum exclusive
Year 2	£19,300 per annum exclusive
Year 3	£21,000 per annum exclusive

Viewing & Further Information
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Indicative interiors from Unit N at the same estate. Images are representative only and do not depict Unit G or guarantee its proposed layout.

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