



TO LET

UNIT G
GLOBAL PARK, COLCHESTER
1,619 Sq Ft

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT G, GLOBAL PARK, 12 MOORSIDE, COLCHESTER, ESSEX, CO1 2TJ

Key Features

- Ground-floor industrial accommodation
- Existing mezzanine storage
- New over-roof
- Painted floors
- Roller shutter access
- Approx. 2.39m floor-to-mezzanine height

Description

Unit G comprises ground-floor industrial accommodation with an existing mezzanine providing additional storage space. The property benefits from a new over-roof, painted floors and roller shutter access. Floor-to-mezzanine height is approximately 2.39m, with a floor-to-eaves height of approximately 3.38m. Removal of the mezzanine may be considered if required, subject to terms and covenant strength.

Location

Global Park is an established industrial and mixed-use estate at 12 Moorside, Colchester, Essex, CO1 2TJ. Access to Colchester's inner ring road and the A12 connects the estate with the wider road network, supporting industrial, warehouse and business occupiers.

Accommodation

Approximately 1,619 sq ft (150.41 sq m).

Terms

Available to let. Lease terms and any proposed mezzanine alterations are subject to agreement.

Legal Costs

Each party to bear their own legal fees.

VAT

VAT may be applicable.

Business Rates & Service Charge

Further details available on application.

Rent & Viewings

£22,500 per annum.

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