

# TO LET

## Yard 2, King Edward Quay

Hythe Quay, Colchester, Essex, CO2 8JB

**2,422 sq ft (225 sq m) / approx. 0.056 acres**


**020 8252 8000**

Dockmasters House, 1 Hertsmere Road, London


Petchey HOLDINGS

# Yard 2, King Edward Quay, Hythe Quay, Colchester, Essex, CO2 8JB

## Key Features

- Approximately 2,422 sq ft of open storage yard
- Hardstanding surface
- Palisade fencing and gated access
- Potential for storage, equipment or vehicle parking, subject to consents and landlord approval
- Established Haven Road / King Edward Quay commercial location
- Owned by Petchey Holdings - contact landlord direct

## 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 commercial area.

The hardstanding yard benefits from palisade fencing and gated access. It offers practical external space for 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, within the Haven Road / King Edward Quay commercial area, close to Whitehall Industrial Estate.

The local road network provides onward connections to the A12 and A120, serving Essex, Suffolk and the wider region.

## Accommodation

| Approximate open storage yard area |
| --- |
| 2,422 sq ft (225 sq m)<br>Approximately 0.056 acres |

## Terms

Further details of the proposed lease or licence terms are available on request.

## Planning

Interested parties should make their own enquiries regarding the suitability of their intended use. All proposed uses are subject to any necessary consents and landlord approval.

## VAT

VAT may be applicable.

## Legal Fees

Each party to bear their own legal fees.

## Rent

**£705 per calendar month.**

Incentives available on application.

### Viewing & Further Information

Contact landlord direct
**Frankie Hudson**
020 8252 8000
fhudson@petchey.co.uk





**Disclaimer:** These particulars are for general information purposes only and do not represent an offer of contract or part of one. Petchey Holdings has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Petchey Holdings have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

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