



Ayers & Cruiks
COMMERCIAL

To Let
8,000 sq ft

**Rear of 350 Harwich Road,
Colchester, CO4 3HP**

Large, secure, hard standing
yard to the rear of Stellisons in
Colchester.

- Within easy access of A12 and A120
- Secured yard
- Fully hard standing
- New lease available
- £16,000 per annum exclusive

www.ayerscruiks.co.uk



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Colchester, CO4 3HP

Summary

- Rent: £16,000 per annum
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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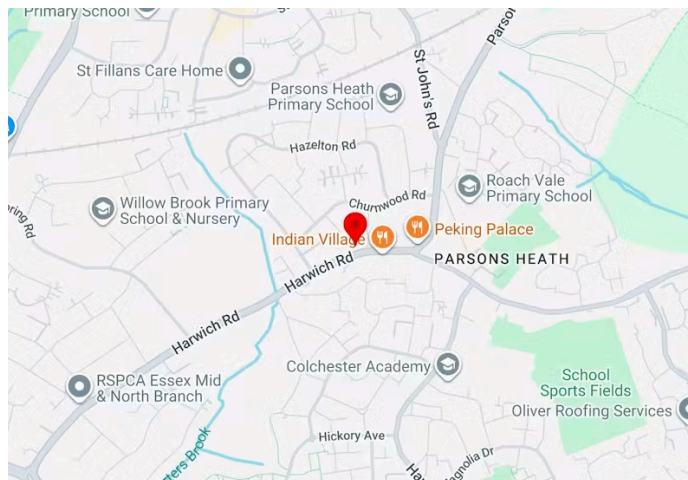
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Description

The yard is fully hard standing and is approached via a driveway to the side of Stellisons with its own gate. The site benefits from access to W.C facilities (during normal trading hours).

Location

This yard is situated to the rear of Stellisons on Harwich Road, in an established commercial location on the eastern side of Colechester. The site benefits from convenient access to the A133, Colchester city centre, and the wider A12 road network.

Accommodation

Floor/Unit	Building Type	sq ft	sq m	Availability
Outdoor	Yard	8,000	743.22	Available



Terms

The premises is available to let on a new full repairing and insuring lease for a term to be agreed.

Rent

£16,000 per annum exclusive

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.