



TO LET



## Unit 2, 70 Barrack Street, Colchester, CO1 2LT

Warehouse premise with office space available located on A134 Barrack Street.

<b>Tenure</b>	To Let
<b>Available Size</b>	5,198 sq ft / 482.91 sq m
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

- One level access door ● Secure shared yard
- Parking provisions

## Description

Warehouse Premises with Office Space

One Level Access Door

Secure Shared Yard

Parking Provisions

## Location

The property is located on the northern side of the A134 Barrack Street within a largely employment focused area around 0.5 mile east of Colchester town centre. The A134 leads east to the intersection with the A133 St Andrews Avenue and west through the town centre to the A12.

Colchester benefits from exceptional transport links via road, air, sea and rail. Conveniently connected to the wider motorway network, Barrack Street is just 2 miles from the A12 which connects to the M11 in under 35 miles and the M25 in under 40 miles. Additionally, London can be accessed by rail in 47 minutes and Ipswich in 20 minutes. Stanstead can be reached within 33 miles from the property and the Port of Felixstowe can be reached within 29 miles. The proximity to international trading hubs is particularly useful for occupiers looking to benefit from international freight movements

Colchester is a historic market town with a resident population of 112,000. The town was best known for its large army garrison and has seen significant redevelopment since its closure was announced by the MoD.

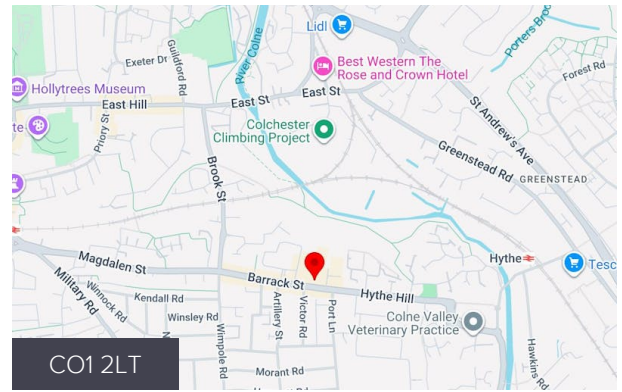
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	5,198	482.91	Available
<b>Total</b>	<b>5,198</b>	<b>482.91</b>	

## Terms

Available To Let -please contact the agents for further information



## Viewing & Further Information

### Jonjo Lyles

0203 824 9417 | 07388 488 252

jonjo.lyles@m1agency.co.uk

### Tom Lindley

07715 454 406

tom.lindley@m1agency.co.uk

### Joe Salisbury

07809399946

joe.salisbury@m1agency.co.uk