



**AVAILABLE FOR SALE FREEHOLD**

**High Quality Mixed Use Business/ Office/ Storage Premises**

**3 Phoenix Court, Hawkins Road,  
Colchester, Essex, CO2 8JY**

**SALE**

**£575,000**  
plus VAT

**AVAILABLE AREA**

**4,731 sq ft**  
[439.5 sq m]



## IN BRIEF

- » Two Storey Building With Offices & Workshop / Stores
- » Excellent WC & Tea Point Facilities
- » Open Plan First Floor Office Layout
- » Loading Door & Loading/Unloading Area
- » Ten On Site Car Parking Spaces
- » Close to Colchester Town Railway Station

## LOCATION

The premises are situated at Phoenix Court, located off Hawkins Road, which is to the east of Colchester City Centre close to the Whitehall Industrial Estate and Hythe. Good access is available to the inner ring road system which links directly to the A12/A120 providing easy access to the East Coast ports of Harwich and Felixstowe and Stansted Airport. Colchester Town Train Station is within easy walking distance.

## DESCRIPTION

The building is of steel portal frame construction with part brick, part profile steel clad elevations under a pitched and insulated roof which incorporates translucent roof lights. There are double glazed windows on the ground and first floor with a loading door to the side elevation providing access to the main industrial / stores area. The ground floor benefits from an air conditioned office /meeting room, and kitchenette/ staff room facilities, with suspended ceiling and LED lighting, along with ample WC facilities. The industrial area has LED lighting, three phase power, WC facility, and an up and over loading door

On the first floor there is a large, air conditioned, open plan office area which is carpeted and benefits from a suspended ceiling with LED lighting and ample natural lighting. Externally there is a loading/unloading bay in front of the loading door and ten car parking bays.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- |                 |             |                      |
|-----------------|-------------|----------------------|
| » Ground Floor: | 2,379 sq ft | [620.6 sq m] approx. |
| » First Floor:  | 2,352sq ft  | [620.6 sq m] approx. |
| » Total         | 4,731sq ft  | [620.6 sq m] approx. |





### TERMS

The premises are for sale freehold, with vacant possession, at £575,000 plus VAT.

### SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping and lighting.

The approx. cost for the current year £1,028.

### BUSINESS RATES

We have been informed that the rateable value, with effect from the 1st April 2023, is £33,000. We therefore estimate that the rates payable are likely to be in the region of £16,500 per annum.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

### ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (96) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation is available from our office upon request.

### VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

### LEGAL COSTS

Each party will bear their own legal costs.

### ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identify, residence and source of funds prior to instructing solicitors.

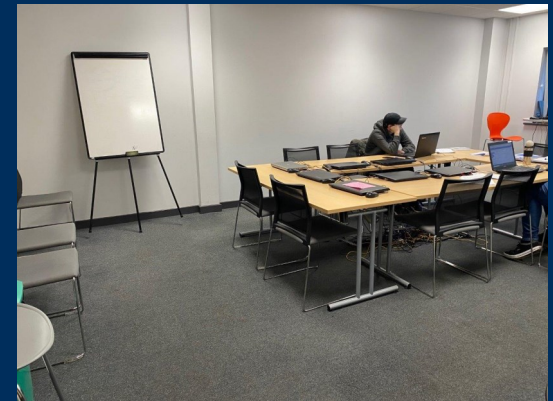
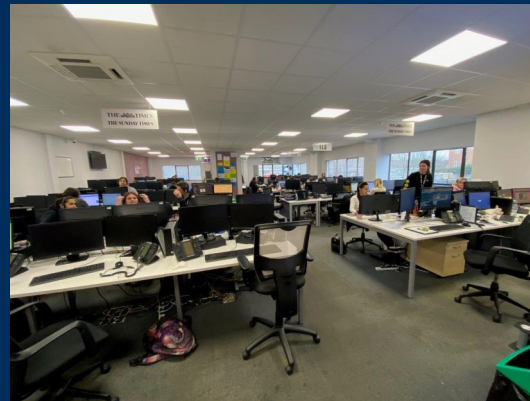
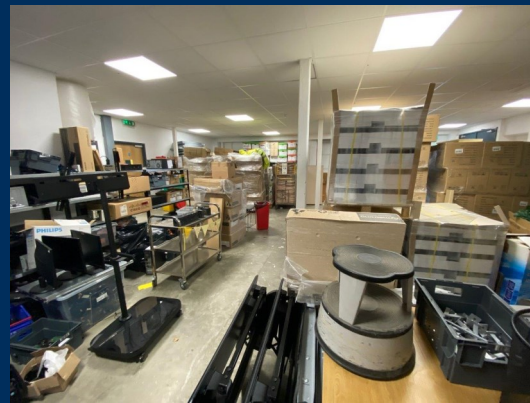


**VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE SELLING AGENTS:**

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OS licence no: TT000311015

Particulars created 17 January 2025

**Fenn Wright**

