



Former ATS Centre

Telford Way, Severalls Park Industrial Estate, Colchester, CO4 9QP

Rare Freehold Industrial Unit For Sale with Vacant Possession

4,791 sq ft
(445.10 sq m)

- Excellent access to the A120 and A12
- Vacant Possession
- Substantial Yard
- 0.46 Acre Site Area
- OIEO £600,000 excl, VAT invited on an unconditional basis

Summary

Available Size	4,791 sq ft
Price	Offers in excess of £600,000
Rates Payable	£23,587.50 per annum Current 2026/2027 Rates List
Rateable Value	£51,500
EPC Rating	Upon enquiry

Description

The property comprises a single storey steel framed workshop/warehouse with reception and office accommodation, mezzanine storage, 4 bays, 4 up and over doors and 1 roller shutter door. The unit benefits from an eaves height of approximately 4.75m together with staff and customer WC's a kitchenette. Externally, the property provides a large secure yard with 16 parking spaces and detached brick built store.

Location

The property occupies a prominent corner position at the entrance to Telford Way, just off Wyncolls Road within Severalls Park Industrial Estate, one of Colchester's principal commercial and industrial locations. Situated to the north east of Colchester town centre, the estate benefits from excellent road communications with direct access to the A12 and A120, providing convenient links to the regional and national motorway network.

Accommodation

The accommodation comprises the following areas and a mezzanine of 1,359 sq ft.

Name	sq ft	sq m
Ground - Workshop/Store	3,558	330.55
Ground - Reception/Office	862	80.08
Ground - External Store	371	34.47
Total	4,791	445.10

Terms

Offers in excess of £600,000 exclusive of VAT are invited for the freehold interest with vacant possession.

Legal Costs

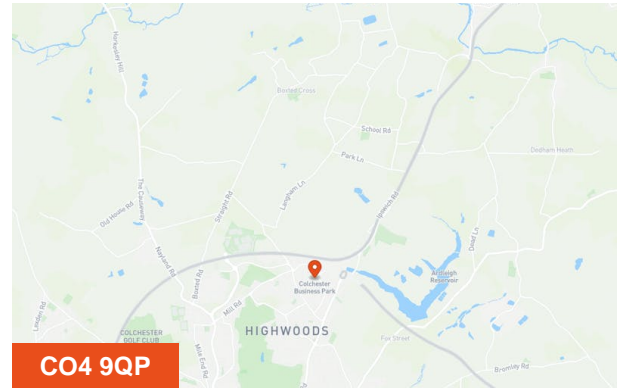
Each party to bear their own legal costs incurred in the transaction.

Tenure

The property is available freehold with vacant possession.

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.



Viewing & Further Information

Jonathan Moore

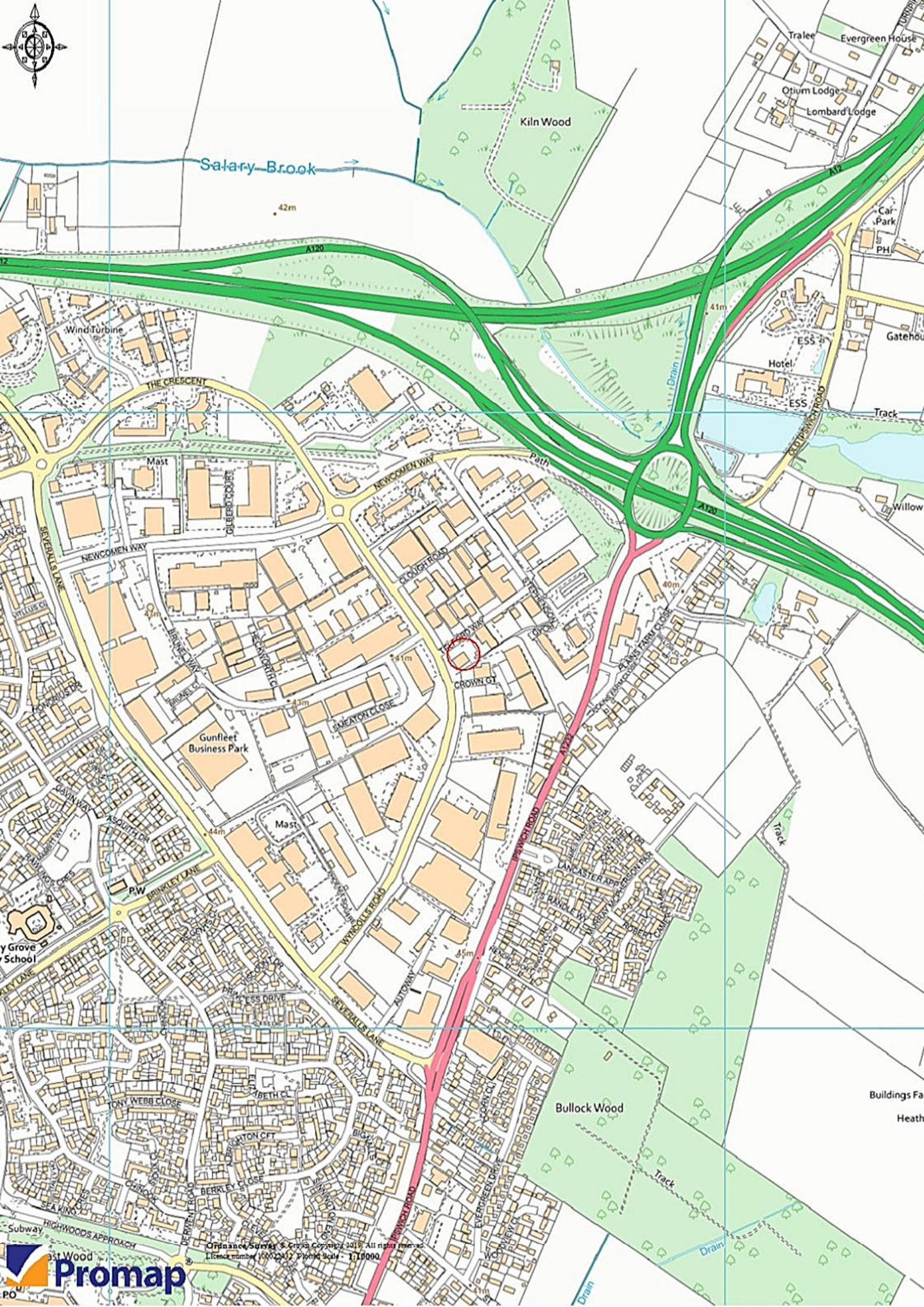
07999 041 713

jonathan.moore@htc.uk.com

George Ives

07442 424 528

george.ives@htc.uk.com



Salary Brook

Kiln Wood

Tralee
Evergreen House
Otium Lodge
Lombard Lodge

Wind Turbine

THE CRESCENT

Mast

NEWCOMEN WAY

GILBERT COURT

NEWCOMEN WAY

DOUGH ROAD

NEWCOMEN WAY

CROWNGT

Gunfleet Business Park

SWEATON CLOSE

Mast

P.W.

Y Grove School

TONY WEBB CLOSE

BETH CL

ATON CFT

BERKLEY CLOSE

Bullock Wood

Buildings Fa
Heath

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TELFORD WAY

39.9m

13

38.5m

WYNOLLS ROAD

CROWN GATE

3

5

6

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