



21 Mason Road, Colchester, Essex, CO1 1BX

To Let

Modern Warehouse with Offices, Yard and Car Parking

1,850.8 sq m (19,992 sq ft)

- 5.5 metre eaves
- Modern offices
- New lease available

Location

The property is prominently situated fronting Mason Road which forms part of the Cowdray Centre development, an established commercial centre on Colchester's inner ring road system. Colchester's main line railway station lies a short distance to the north and the premises are directly opposite Colchester's leisure complex. The A12 trunk road is located approximately 1½ miles away.

Description

The property comprises a detached purpose built warehouse and office building of steel portal frame construction with cavity brick and block walls beneath a pitched profile metal sheet covered roof.

The office element and production element have self contained entrances and the offices offer a combination of open plan and cellular accommodation.

There is a self contained yard to the rear of the property and 25 car parking spaces immediately fronting Mason Road.

Accommodation

GIA 19,992 sq ft (1,850.8 sq m)

Terms

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

Rent

Rent on application.

Viewing

Strictly by prior appointment with the Joint Sole Agents:



Fenn Wright, 1 Tollgate East, Stanway, Colchester, Essex CO3 8RS

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1 Tollgate East, Stanway, Colchester, CO3 8RS

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Energy Performance Certificate

Non-Domestic Building



Unit 21
Cowdray Centre
Mason Road
COLCHESTER
CO1 1BX

Certificate Reference Number:
9020-3924-0392-2750-6044

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ **70**

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1900
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 64.12

Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built

60 If typical of the existing stock