

# Lot 8

Vacant Possession

## Former Gamet Bearings Facility, Hythe Station Road, Colchester, Essex CO2 8LD

Freehold Industrial Refurbishment and Development Opportunity



### Key Details

- Approximately 2,847.46 sq m (30,650 sq ft)
- Site area of approximately 1.10 acres (0.45 hectares)
- Re-development, Change of Use and Refurbishment Potential (Subject to Consents)
- Of interest to owner occupiers, investors and developers
- Established Industrial location very close to Hythe Railway Station and very close to a large Tesco Superstore

### Location

**Miles:** 17 miles east of Braintree  
25 miles north-east of Chelmsford  
**Roads:** A12, A120  
**Rail:** Hythe  
**Air:** London Southend Airport/ London Stansted

### Situation

The property is located in Hythe, part of Colchester's traditional industrial heartland, on a well established industrial estate, with good road links to the M25 via the A12 and M11 via the A120. The property is located on the north side of Hythe Station Road, at its junction with Greenstead Road, less than 200 metres from Hythe train station and opposite a large Tesco Superstore. The University of Essex Colchester campus is located approximately 1 mile south-east. Other nearby occupiers include Costa Coffee, Thrifty Car Hire, Screwfix and Easyfit Tyres.

### Description

The property comprises a large, detached industrial building which offers circa 4m eaves heights, concrete floors, three phase power, lighting and a loading door onto a rear yard. The property is fronted by a two storey office. The property benefits from forecourt parking for approximately 15 cars.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion Available

### Energy Performance Certificate

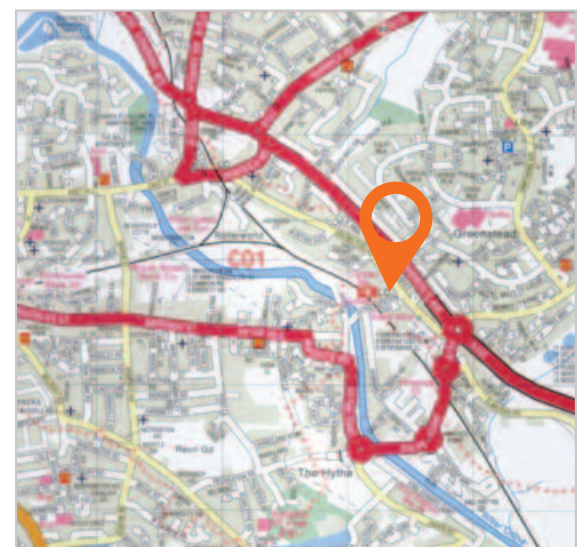
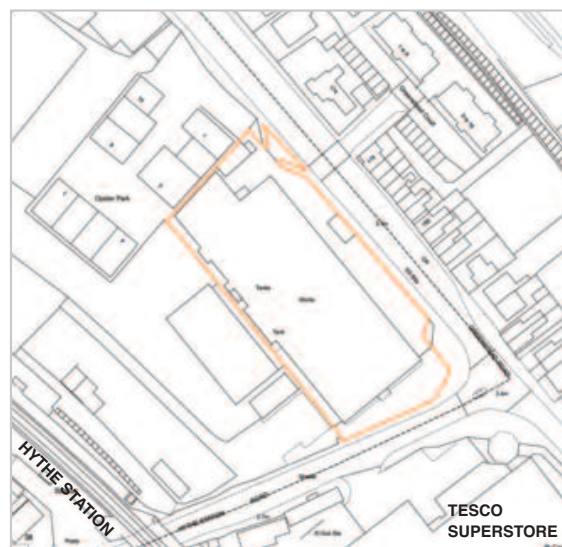
Band E. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

### Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)		Possession
Ground	Warehouse	2,452.62 sq m	(26,400 sq ft)	VACANT
Ground	Offices	197.42 sq m	(2,125 sq ft)	
First	Offices	197.42 sq m	(2,125 sq ft)	
<b>Total</b>		<b>2,847.46 sq m</b>	<b>(30,650 sq ft)</b>	

### Planning

For further information please contact Colchester Borough Council:  
T: 01206 282424  
E: [building.control@colchester.gov.uk](mailto:building.control@colchester.gov.uk)



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