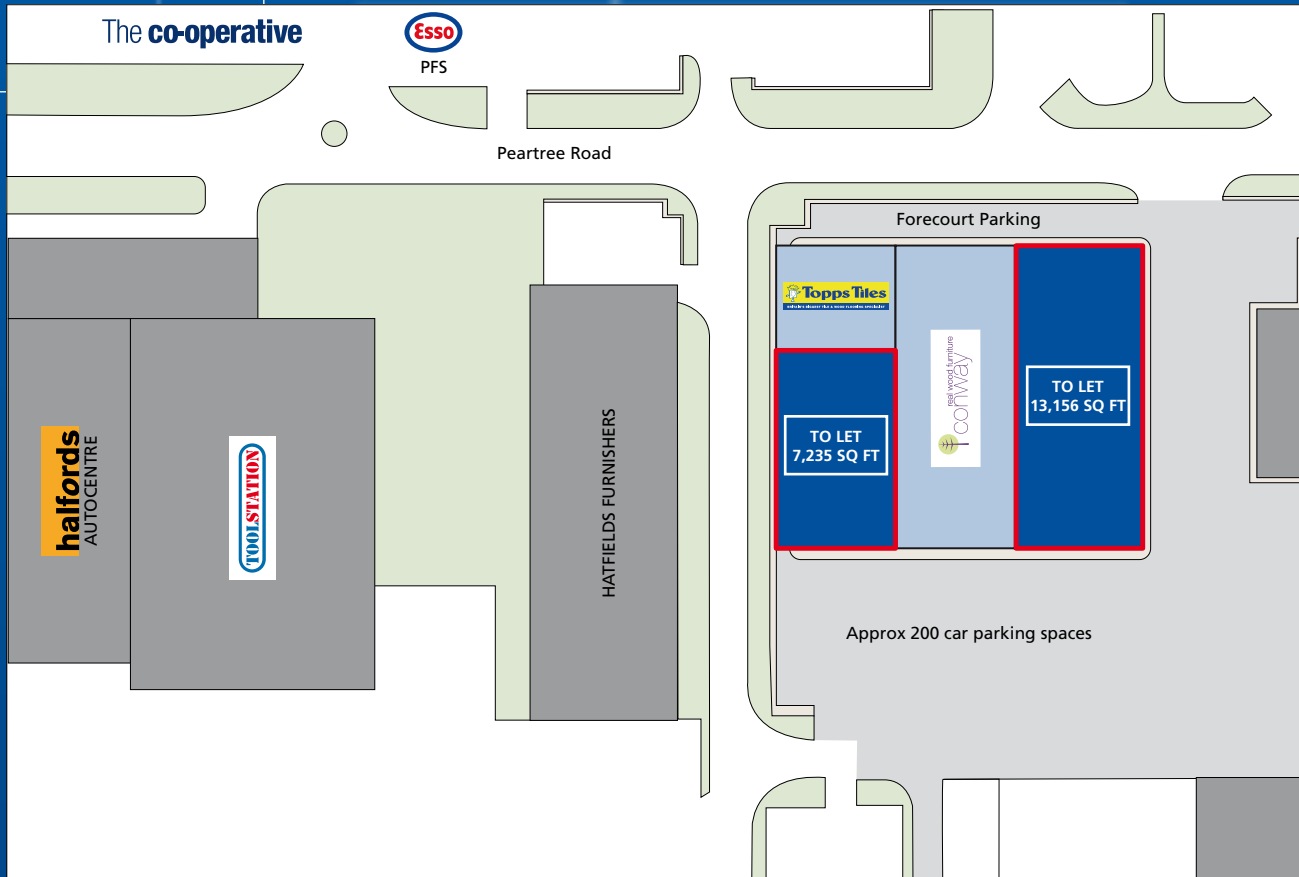


Colchester

Pear tree Road CO3 0LX

Prominent Roadside Opportunity



Location

The site fronts Pear tree Road, Stanway, an established commercial location to the west of Colchester town centre, near the Tollgate Centre.

Adjacent occupiers include Topps Tiles and Conway Pine.

Nearby occupiers include Tool Station, Halfords and Hatfields Furnishers, whilst a Co-Op Foodstore and Esso PFS are opposite.

Description

These units are available for immediate occupation and comprise the following gross internal areas:

Unit A 13,156 sq ft (1,222 sq m)

Unit C 7,235 sq ft (672 sq m)

Tenure

The premises are available to let on a new lease on terms to be agreed.

Planning

The consent is for a restricted retail trade use. Please contact this office for further details.

For further information or to arrange an inspection, please contact:



Oliver Church

T 020 7569 9900 E ohc@SMART-4.co.uk www.SMART-4.co.uk

Ian Rusbridge

T 020 7569 9903 E idr@SMART-4.co.uk www.SMART-4.co.uk

SMART4 Ltd 3 Hanover Square London W1S 1HD T: 020 7569 9900 @SmartUKRetail