



Paxman Works, Port Lane

Colchester, CO1 2HW

**Yard / Open Storage Site
Available Immediately, In
Part Or Its Entirety.**

21,780 to 283,140 sq ft

(2,023.43 to 26,304.57 sq m)

- Concrete Hard Surfaced
- Secure, Gated Yard
- Water & Electric Capped Off
- Flexible lease terms
- A12 (4 miles) Felixstowe Port (25 miles) Harwich (20 miles)
- Located to the East of Colchester City Centre

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Summary

Available Size	21,780 to 283,140 sq ft
Rent	£2.25 per sq ft
Business Rates	Interested parties are advised to make their own enquiries of the Colchester Borough Council for verification of the rates payable.
Service Charge	A service charge is applicable. Further details on application.
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present



Description

The site comprises approximately 6.5 acres of open yard space located at the former Paxman Works on Port Lane, Colchester. Historically used for industrial purposes by Paxman Diesels and more recently by MAN Energy, the site now presents a rare opportunity for flexible open storage, yard uses, or light commercial operations within Colchester's urban boundary.

This excellent connectivity makes the site ideal for a range of open storage uses requiring swift access to key transport routes and distribution hubs across the South East, East of England, and beyond.

Subject to tenants demand and requirements, the site will can be split into compounds from 0.5 acres up to 6.5 acres.

Location

The site is located on the former Paxman Works east of Port Lane, to the east of Colchester city centre, just off the A134. The property is in a well established industrial area, adjacent to the Port Lane Industrial Estate.

The location benefits from excellent road connectivity, making it highly suitable for logistics, open storage and other commercial uses. The A12 is within 5 minutes of the site (4 miles) offering fast north south access between London, Chelmsford, Ipswich and Lowestoft. The M25 (Junction 28) is approximately 45 minutes to south via the A12 providing access to Greater London. M11 (Junction 8) is 35 miles to the west of the site.

In terms of major container ports, Port of Harwich is approximately 20 miles, Port of Felixstowe 40 miles and Port of Tilbury and London Gateway is within 1 hour via the A12 and the M25.

Terms

The site is available by of a new lease for a term by arrangement either in its entirety or part. Leases to be outside the L&T Act 1954 part II.

Video

- Marketing Video - <https://vimeo.com/1098533850?share=copy#t=0>



Viewing & Further Information



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