

22 Grange Way Business Park, Grange Way, Colchester, CO2 8HF



## Detached Business Premises With A Gated Yard Area

- Two Large Loading Doors
- Offices, Kitchenette & WC Facilities
- Forecourt For Loading / Unloading
- Fenced & Gated Side Yard Area
- Popular & Established Business Location

To Let  
**£39,500 PA**

**2,998 sq. ft**  
**278.5 sq. m)**



- **Most Active Agent Essex** 2019, 2020, 2021 & 2022
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- **Dealmaker of the Year Essex** 2019 & 2020
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# Details

## Location

This detached unit is situated on the popular Whitehall Industrial Estate which is located approximately two miles to the South of Colchester City Centre.

Easy access is available to the inner ring road system leading directly to the A12 dual carriageway providing fast road links to Harwich and Stansted Airport via the A120 and Felixstowe via the A14.

## Description

The premises are of steel portal frame construction with part brick, part profile steel clad elevations, with UPVC double glazed windows, under a pitched and insulated roof incorporating translucent roof lights. Approx. minimum eaves height of 4.8m.

A personnel door provides access to an entrance hallway which leads to an office / trade counter area, WC's, first floor offices, and a kitchenette.

The warehouse benefits from a loading door, three phase power supply, gas supply with gas heater (not tested) and lighting.

To the front of the premises there is a forecourt area providing car parking, loading / unloading facilities and there is a fenced and gated yard area to the side.

## Accommodation

(Approximate gross internal measurements)

Ground Floor	2,407 sq ft	(223.6 sq m)
First Floor Office	591 sq ft	(54.9 sq m)
<b>Total</b>	<b>2,998 sq ft</b>	<b>(278.5 sq m)</b>

## Terms

The premises are available To Let on a new full repairing and insuring lease at a rent of £39,500 per annum, payable quarterly in advance.

We are advised that VAT is applicable.

## Service Charge

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas. The approx. cost for the current year is £286.00 per quarter (plus VAT) .

## Buildings Insurance

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. The approx. cost for the current year is £489.03 (plus VAT).

## Business Rates

We are advised that with effect from the 1st April 2023 the rateable value will be £29,500. Therefore approx. rates payable of £15,100.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

## Energy Performance Certificate (EPC)

We have been advised that the premises fall within class C (61) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

## VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

## Legal Costs

Prior to the instruction of solicitors, the tenant will be required to pay a non-refundable administration fee of £750.00 plus VAT. Each party will otherwise bear their own legal costs involved with this transaction.

## Viewing

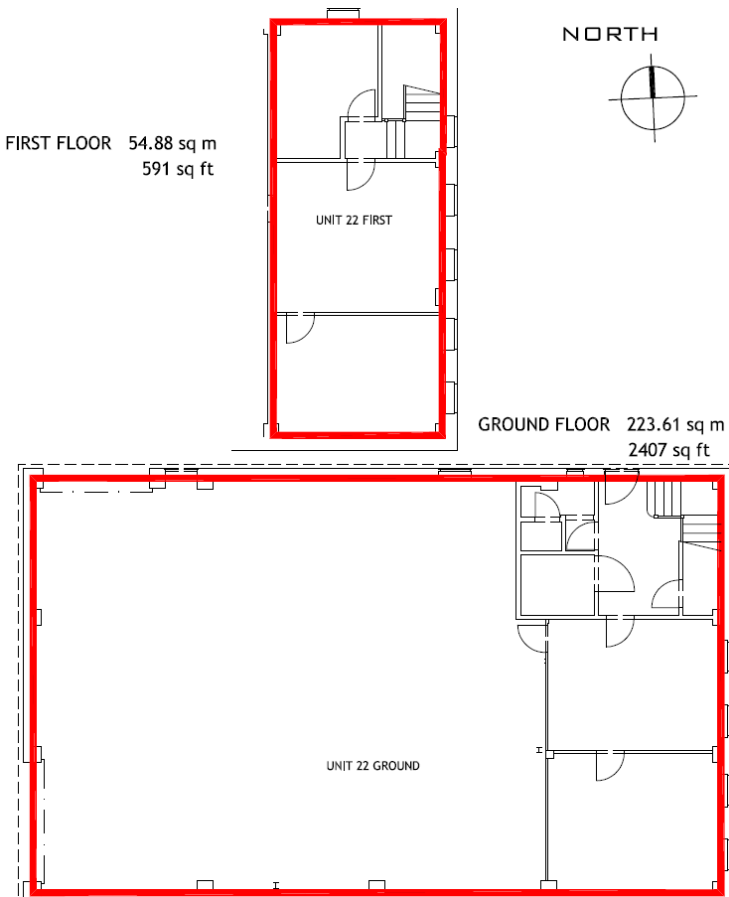
Strictly by appointment via sole agents:

## Fenn Wright

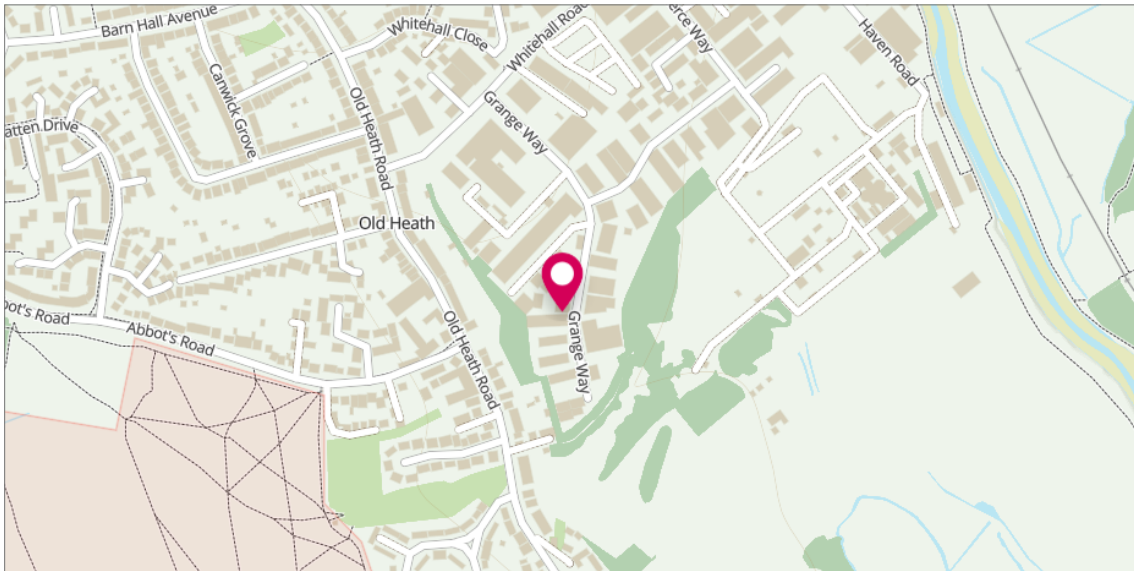
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Note: The plan is provided for indicative purposes only and is not to be relied upon and is not to scale.



For further information

**01206 85 45 45**

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