



AVAILABLE TO LET

Light Industrial / Business Unit On A Gated Site

6 King Edward Quay,
Colchester, Essex, CO2 8JB

RENT

£27,500
per annum

AVAILABLE AREA

2,380 sq ft
[221.1 sq m]

IN BRIEF

- » Available For Swift Occupation
- » Warehouse Area With Large Loading Door
- » First Floor Offices & Shower Facilities
- » Ground Floor Kitchenette & W/C Facilities
- » On Site Car Parking Spaces

LOCATION

The property is located on King Edward Quay, close to Whitehall Industrial Estate, approximately three miles to the East of Colchester City Centre. Good access is available to the inner ring road system which links directly to the A12 / A120, providing easy access to the East Coast ports of Harwich and Felixstowe and Stansted Airport.

DESCRIPTION

The premises are of steel portal frame construction with part brick, part profile steel clad elevations under a pitched roof which incorporates translucent roof lights. The unit benefits from a large loading door providing access to the warehouse area.

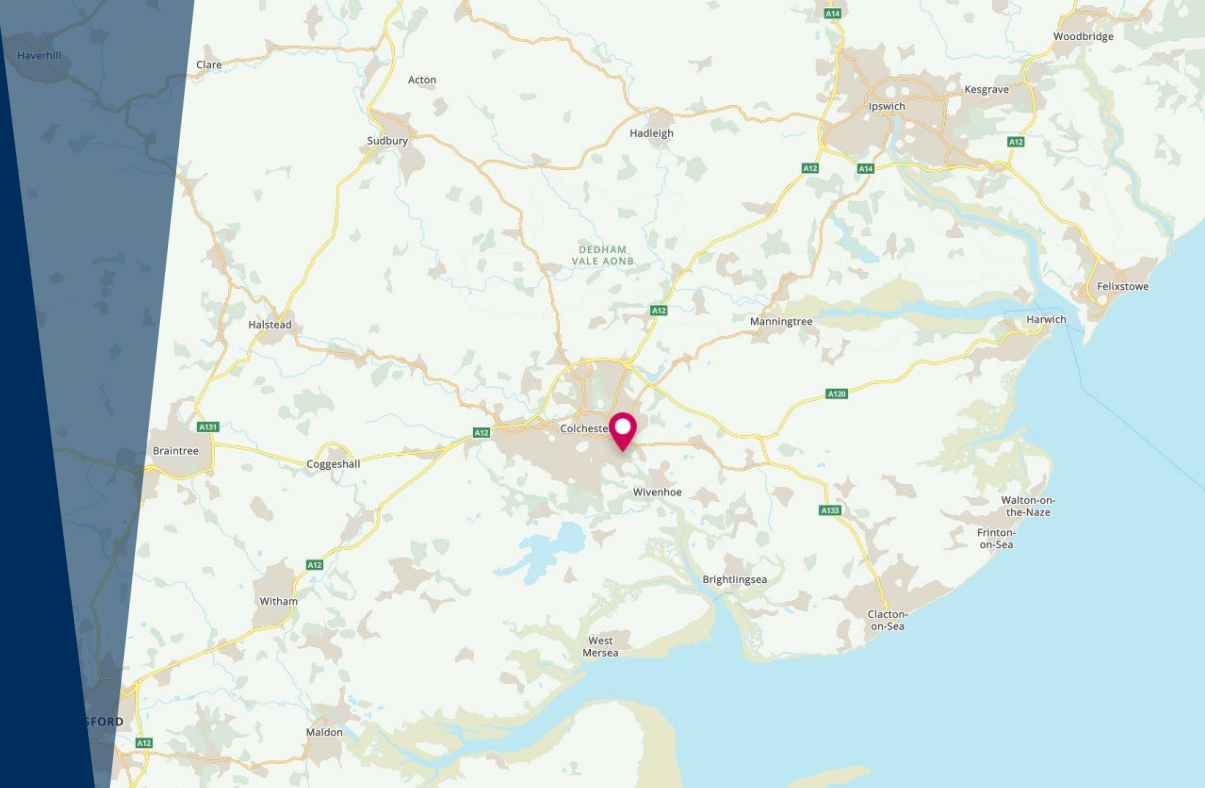
A personnel door leads to a lobby / reception area, with kitchenette and W/C facilities, and stairs to two first floor office areas (one of which benefits from shower facilities). A large roller shutter door and additional personnel door provide access to the warehouse area.

Externally, there is on site car parking, plus loading / unloading space.

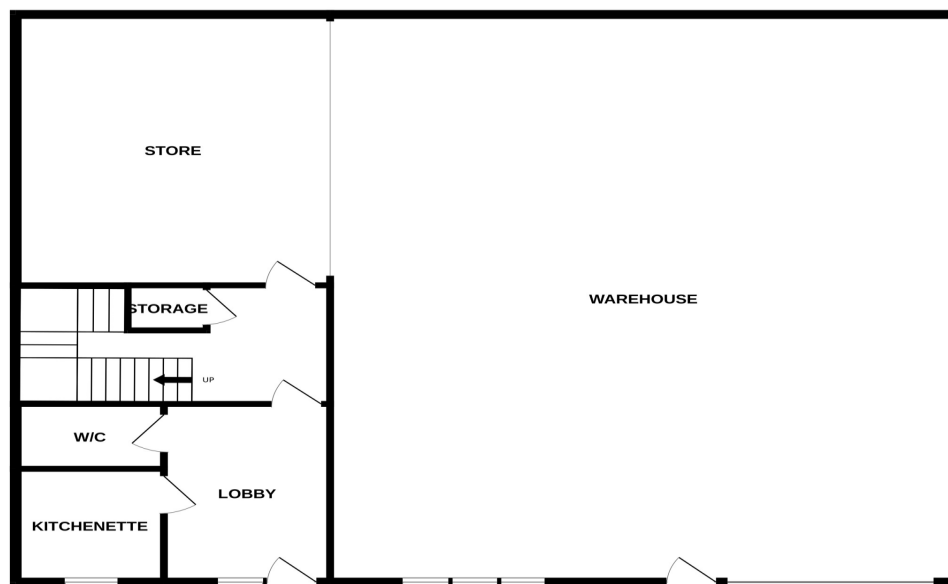
ACCOMMODATION

[Approximate Gross Internal Floor Areas]

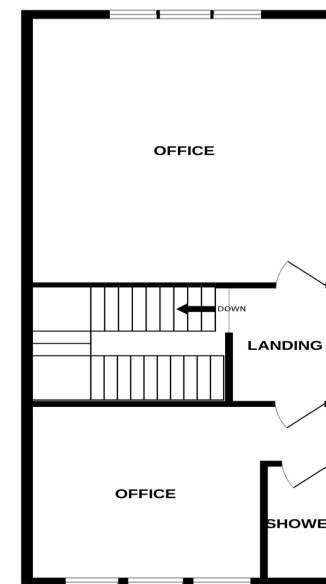
- | | | |
|-----------------|-------------|----------------------|
| » Ground Floor: | 1,795 sq ft | [166.8 sq m] approx. |
| » Total: | 585 sq ft | [54.3 sq m] approx. |
| » Total: | 2,380 sq ft | [221.1 sq m] approx. |



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £27,500 per annum.

We are advised that VAT is applicable.

SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas and landscaping.

The approx. cost for the current year £1,610.

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 £413.

BUSINESS RATES

We have been informed that, effective 1st April 2023, the rateable value is £15,000. We therefore estimates that the rates payable are likely to be in the region of £7,485.

We recommend all parties make their own direct enquiries with the local rating authority to confirm their liabilities.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class E (106) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report are 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

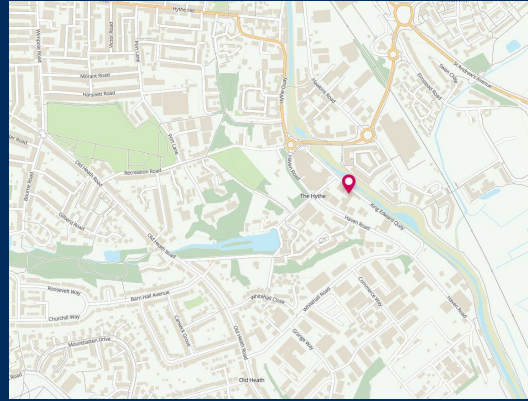
Prior to the instruction of solicitors the tenant will be required to pay a non-refundable administration fee of £750.00 plus VAT. Each party will otherwise bear their own legal costs involved with this transaction.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

**Fenn Wright
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Colchester
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OS licence no: TT000311015

Particulars created 16 July 2024

