

4 Commerce Park, Whitehall Ind. Estate, Colchester, Essex, CO2 8HX



Detached Light Industrial / Business Unit With Parking

- ***NEW LETTING INCENTIVES AVAILABLE***
- Available For Swift Occupation
- Warehouse Area With Large Loading Door
- Well Presented Ground & First Floor Offices
- Two Kitchenettes & W/C Facilities
- 12 On Site Car Parking Spaces
- Concrete Forecourt Area For Loading / Unloading

To Let
£45,000 PA

3,576 sq. ft
(332.2 sq. m)



- **Most Active Agent Essex** 2019, 2020, 2021 & 2022
- **Most Active Agent Suffolk** 2020 & 2022
- **Dealmaker of the Year Essex** 2019 & 2020
- **Dealmaker of the Year Suffolk** 2020
- **Dealmaker of the Year South East** 2021 & 2022



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worldwide

Details

Location

The property is located on Commerce Park, within the popular Whitehall Industrial Estate, approximately two miles to the South 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 (min. eaves approx. 4.5m, apex approx. 5.7m) which incorporates translucent roof lights. The unit benefits from a large loading door (approx. height 3.8m, width 3.0m) providing access to the warehouse area.

A personnel door leads to an entrance lobby with kitchenette and W/C facilities, leading to three very well presented office / storage areas. Two separate staircases lead to the first floor which provides four cellular offices / meeting rooms, and one larger open plan office. Both ground & first floor offices provide a mixture of carpeted and vinyl flooring, and benefit from LED lighting and heating & cooling cassettes (not tested).

Externally, there are approx. 12 on site car parking spaces, plus loading / unloading space.

Accommodation

(Approximate gross internal measurements)

Warehouse	1,068 sq ft	(99.2 sq m)
GF Offices / Facilities	1,254 sq ft	(116.5 sq m)
FF Offices / Facilities	1,254 sq ft	(116.5 sq m)
Total (approx.)	3,576 sq ft	(332.2 sq m)

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 £45,000 per annum. We are advised that VAT is applicable.

New letting incentives are available, subject to terms and covenant. Please contact us to discuss your requirement in more detail.

Service Charge

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping & lighting. The approx. cost for the current year is £113 per month (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 £667 (plus VAT).

Business Rates

We have been informed that the rateable value is £26,750. We therefore estimates that rates payable are likely to be in the region of £13,350 per annum.

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 C (64) 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.

Viewing

Strictly by appointment via sole agents:

Fenn Wright

01206 85 45 45

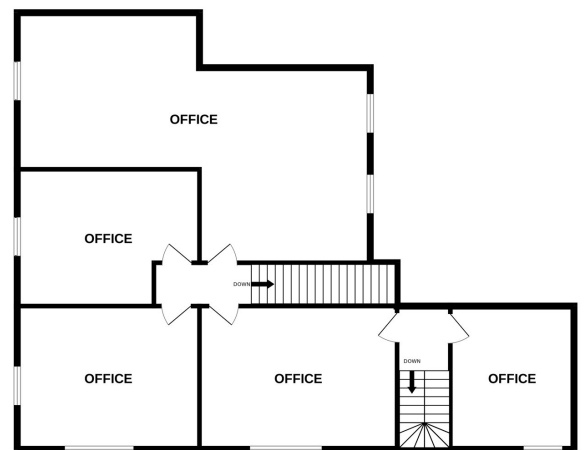
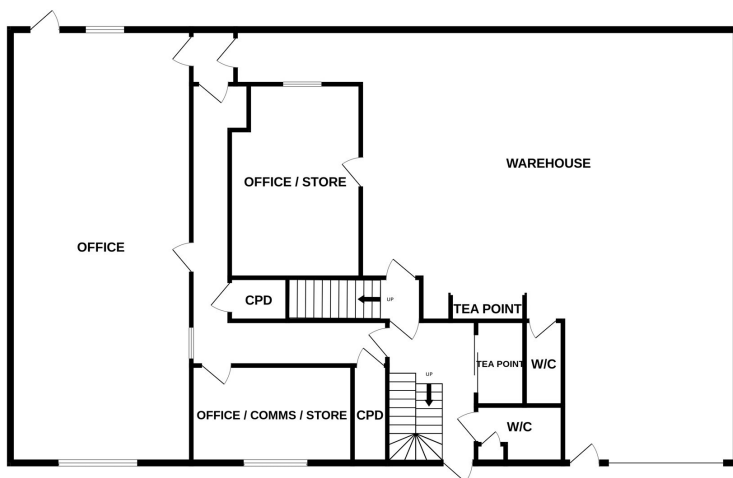
fennwright.co.uk

colchestercommercial@fennwright.co.uk

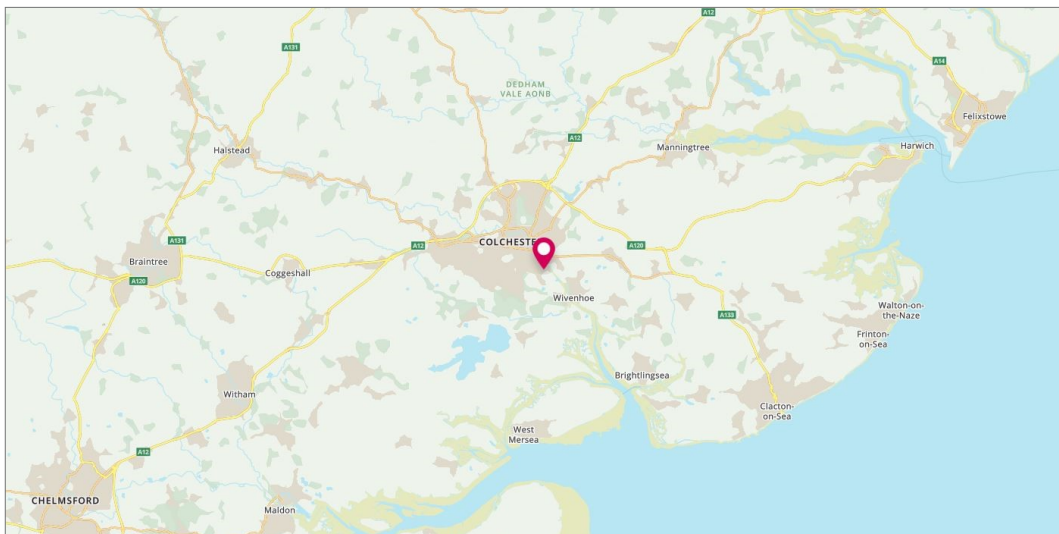
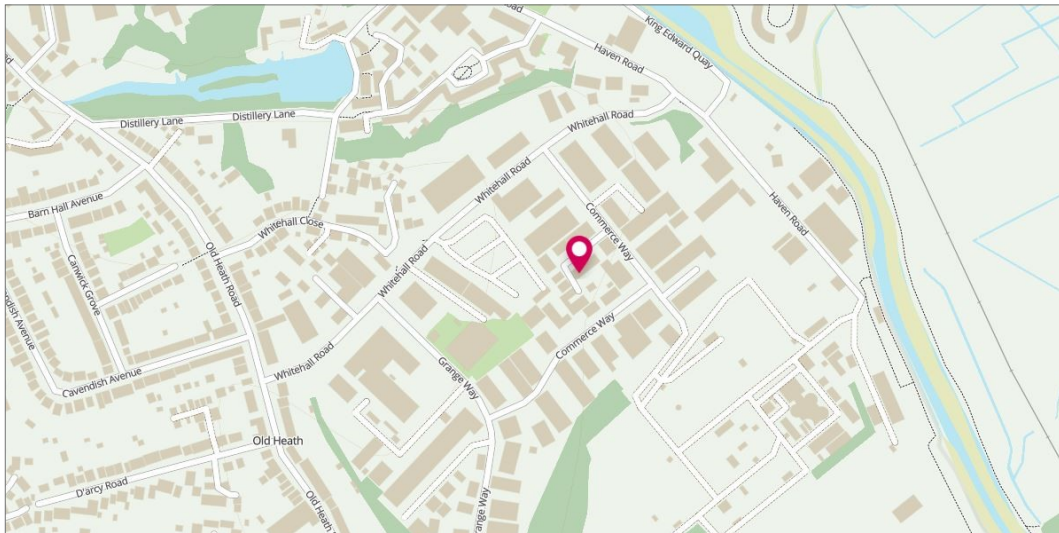


GROUND FLOOR

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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For further information

01206 85 45 45
fennwright.co.uk

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- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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