



**AVAILABLE TO LET**

Detached Light Industrial / Business Unit With Offices and Car Parking

4 Commerce Park, Whitehall Industrial Estate, Colchester, Essex, CO2 8HX

**RENT**

£42,500  
per annum

**AVAILABLE AREA**

3,576 sq ft  
[332.2 sq m]



## IN BRIEF

- » 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

## 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.

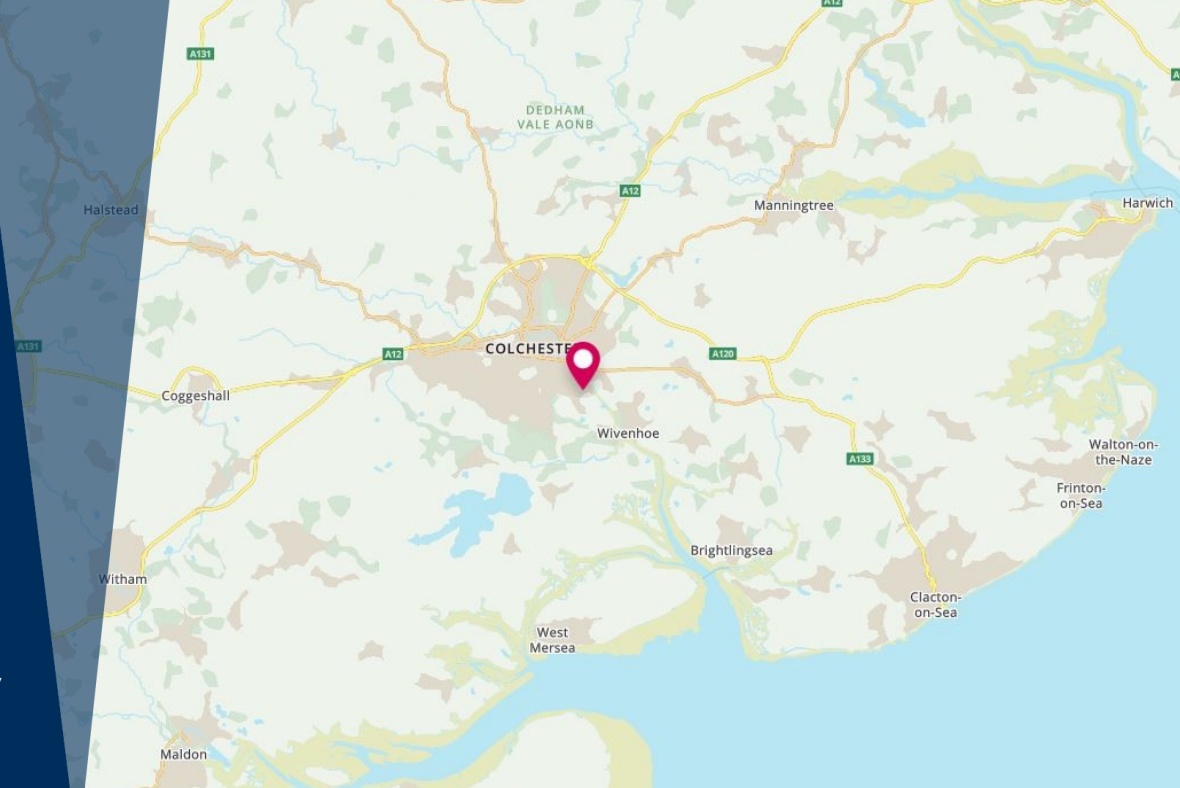
A personnel door leads to an entrance lobby with kitchenette and W/C facilities, leading to three very well presented office / storage areas. Two separate staircases lead to the first floor which provides four cellular offices / meeting rooms, and one larger open plan office. Both ground & first floor 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

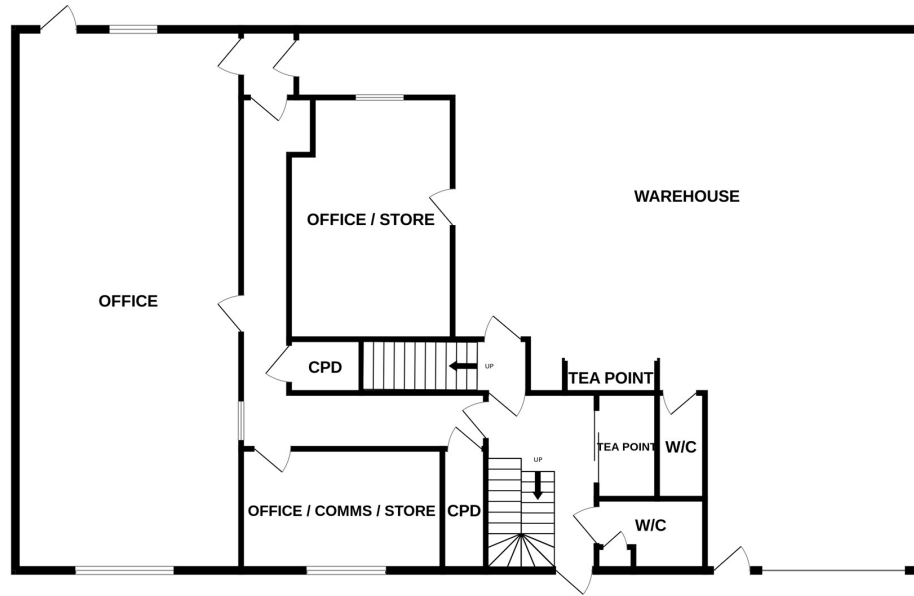
## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

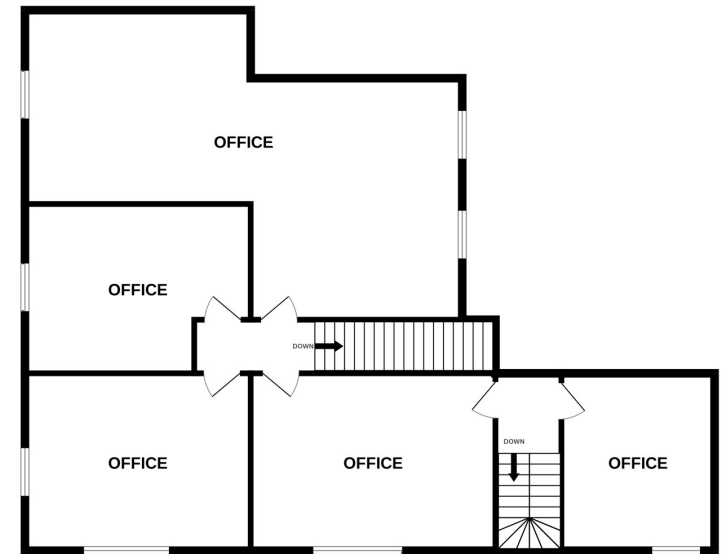
- » Warehouse: 1,068 sq ft [99.2 sq m] approx.
- » GF Offices / Facilities: 1,254 sq ft [116.5 sq m] approx.
- » FF Offices / Facilities: 1,254 sq ft [116.5 sq m] approx.
- » Total: 3,576 sq ft [332.2 sq m] approx.



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 £42,500 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).

## BUSINESS RATES

We have been informed that the rateable value is £26,750. We therefore estimate 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.

## 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.

## 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.

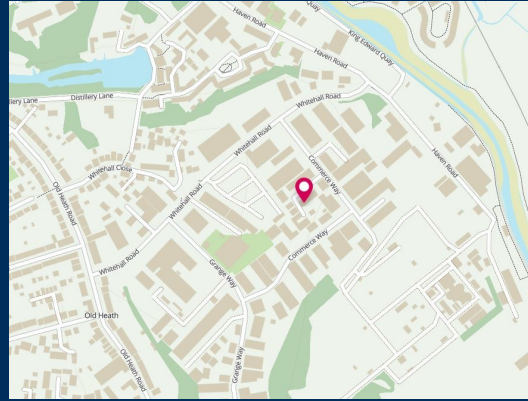


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Particulars created 17 July 2027

