

**AVAILABLE TO LET**

Industrial / Warehouse Premises On A Self Contained Site  
Of Approx. 4.8 Acres (1.96 Ha)

Centre Park, Main Road, Frating,  
Colchester, Essex, CO7 7DL

**RENT**

Upon Application

**AVAILABLE AREA**

Approx. 55,926 sq ft  
[5,196.6 sq m]

## IN BRIEF

- » Located Directly Adjacent A120
- » M25 - 48 Miles, A14 - 21 Miles, A12 - 8 Miles
- » Felixstowe Port - 32 Miles, Harwich Port - 12 Miles
- » Substantial Concrete Yard Areas
- » [Aerial / Drone Site Tour \(click here\)](#)

## LOCATION

Centre Park is prominently located on Main Road in Frating with excellent access to the A120 (via the A133) and A12 trunk roads which provide easy traffic links to Stansted Airport and the East Coast Ports of Harwich & Felixstowe. Frating is located approx. six miles to the South East of Colchester, 32 miles East of Chelmsford and 20 miles South West of Ipswich. Neighboring occupiers include: Manheim Car Auctions & TBS (Penguin Book Distributors).

## DESCRIPTION

A substantial self contained and gated site of approx. 4.8 acres. To the front / entrance of the site is a large car parking area with approx. 120 marked bays. Two gated entrances provide access to the majority of the site which features three main buildings providing a mix of industrial / warehouse and office (c.5,000 sq ft) accommodation together with a large area of hard standing. Each of the units are steel framed and benefit from multiple large loading doors, lighting, with eaves heights from approx. 5.4m to 7.9m, and 2.3, 6.3, and 7 ton overhead gantry cranes.

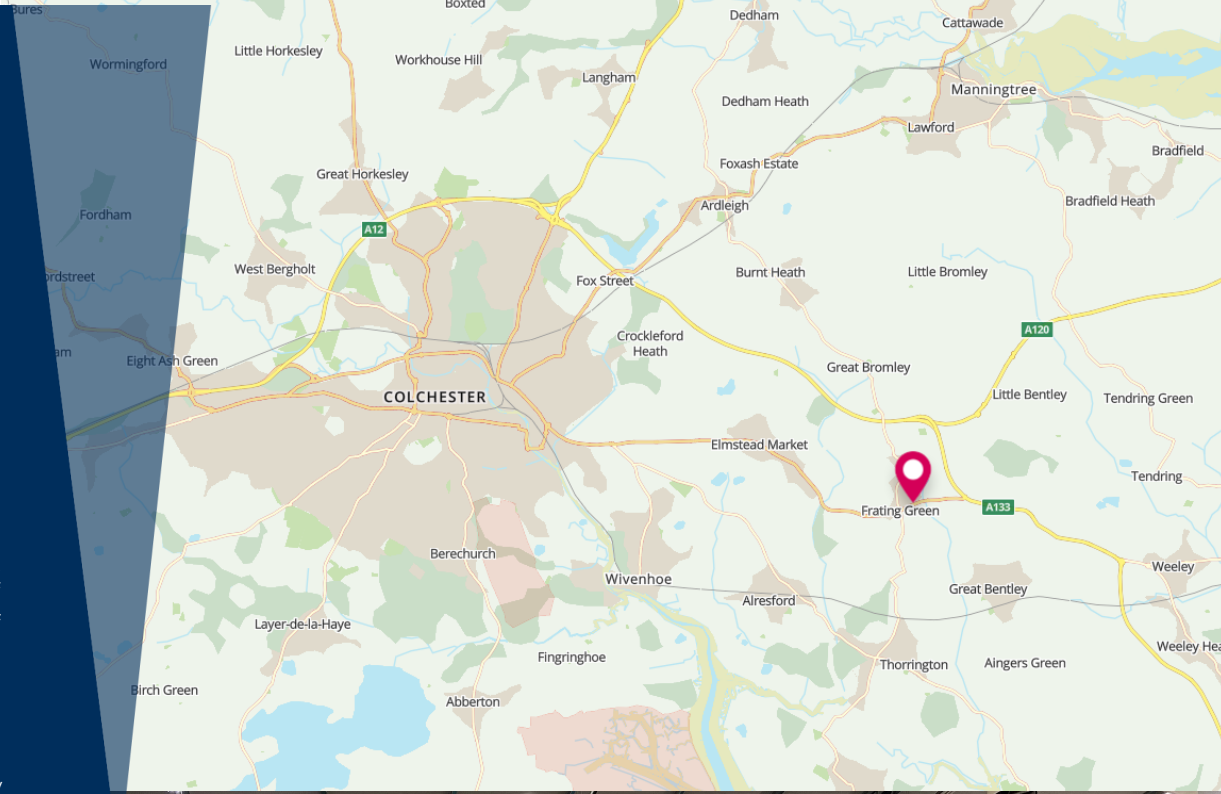
The premises are to undergo refurbishment. Specification to be agreed, subject to terms.

## ACCOMMODATION

(Approximate Gross Internal Floor Areas)

- » Unit 1: 28,475 sq ft [2,645.4 sq m]
- » Unit 2: 8,253 sq ft [766.7 sq m]
- » Link: 1,561 sq ft [145.0 sq m]
- » Unit 3: 16,980 sq ft [1,577.5 sq m]
- » Mezz: 657 sq ft [61.0 sq m]
- » Total: 55,926 sq ft [5,195.6 sq m]

Plus a separate surfaced yard of approx. 25,000 sq ft (0.57 Acres)





## TERMS

The premises are available to let on a new effective full repairing and insuring lease, with lease length and terms to be agreed. Rent upon application.

## SERVICE CHARGE

We are advised that no service charge is applicable (if let as a whole).

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £212,000. Therefore estimated rates payable of approximately £116,000 for the current year. Interested parties are advised to make their own enquiries.

## BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

## PLANNING

We are advised that the site benefits from an existing, and well established, B2 planning consent. Interested parties are however advised to make their own enquiries with the planning department at Tendring District Council.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises have been assessed with current ratings between B(46) and D(90) of the energy performance assessment scale.

Full copies of the EPC assessments are available upon request.

## VAT

VAT will be applicable on the rent. All rents and prices are exclusive of VAT under the Finance act 1989.

## ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identify prior to the instruction of solicitors.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

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882 The Crescent  
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OS licence no: TT000311015

Particulars created 29th April 2024

**Fenn Wright**

