



## AVAILABLE TO LET

Detached warehouse with a fenced and gated yard.  
Available for a short term let until May 2026

Unit 5 Fieldgate Quay, Haven Road,  
Colchester, Essex, CO2 8HT

## RENT

£69,500  
per annum

## AVAILABLE AREA

13,382 sq ft  
[1,243.2 sq m]

## IN BRIEF

- » Ready for swift occupation
- » Max lease term until May 2026
- » Ideal short term storage
- » Mezzanine floor, providing offices / stores
- » Large, fenced and gated, yard area

## LOCATION

The site is located on Haven Road, close to the Whitehall Road roundabout adjoining the popular Whitehall Industrial Estate to the South East of Colchester City Centre.

Good access is available to the inner ring road systems which in turn lead to the A12.A120 (approx. 4.5 miles), providing fast links to the M25, Stansted Airport and the east coast ports of Harwich & Felixstowe.

## DESCRIPTION

The unit is of steel portal frame construction with brick elevations with a pitched roof incorporating translucent roof lights. Eaves height approx. 4.7m and apex height approx. 7.2m. A large electrically operated loading door (approx. 4.4m wide by 5m high) provides access from the front yard along with a personnel door to the side. The unit benefits from three phase power, florescent lighting, a mezzanine with open storage, WC's, tea point, and office / meeting space.

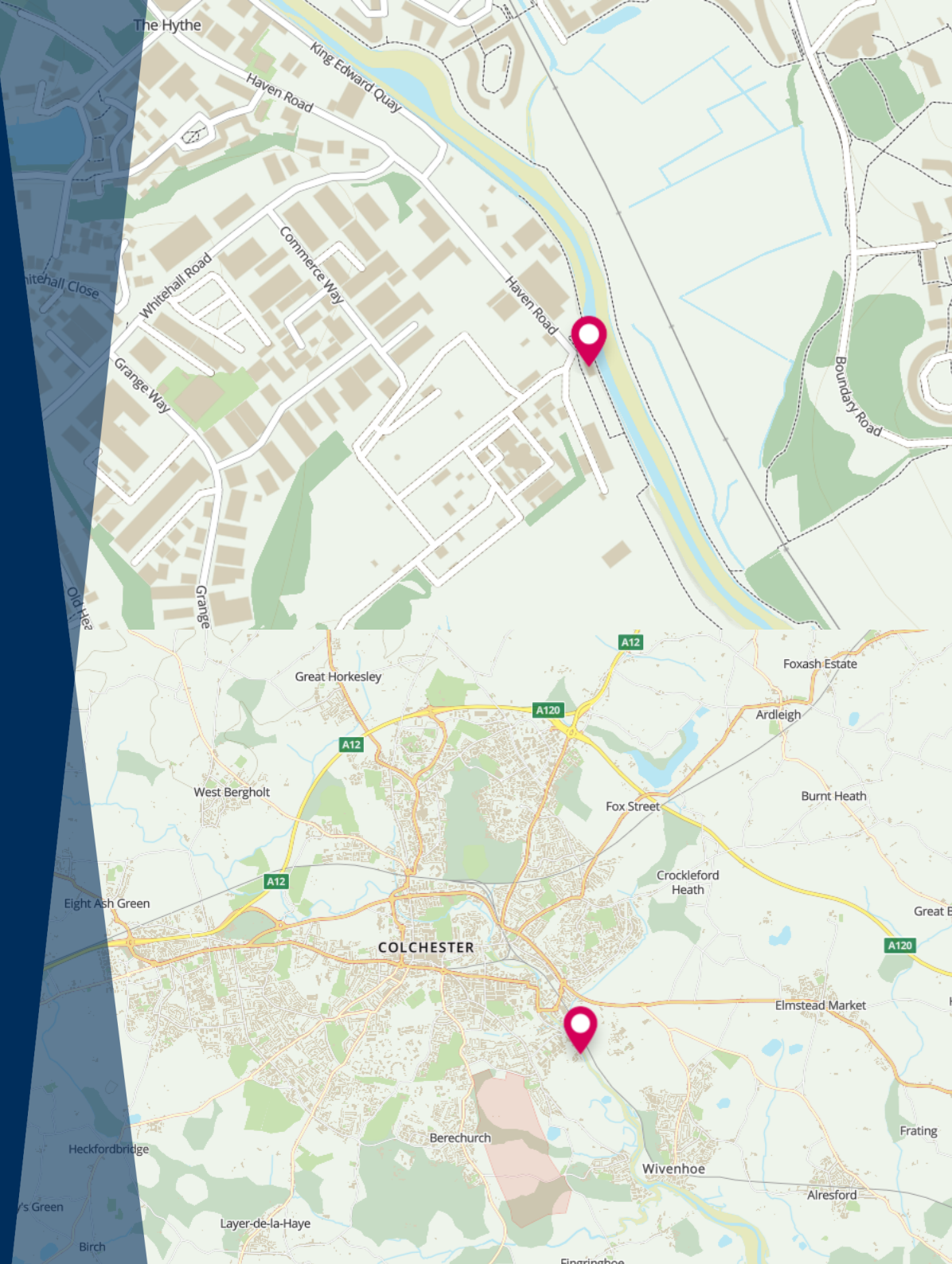
Externally there is a large hard surfaced yard to the front and side of the building providing ample loading and parking space.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- |                   |              |                |
|-------------------|--------------|----------------|
| » Warehouse       | 11,028 sq ft | [1,024.5 sq m] |
| » Mezzanine Floor | 2,354 sq ft  | [218.7 sq m]   |
| » Total           | 13,382 sq ft | [1,243.2 sq m] |

Note: We are advised that the site totals approx. 0.5 Acres.





## TERMS

The premises are available to let on a new full repairing and insuring lease, with lease length and terms to be agreed, subject to a lease expiry no later than May 2026, at a rent of £69,500 per annum exclusive plus VAT.

Note: Our client can only offer a lease, contracted outside the Landlord and Tenant Act 1954, until May 2026.

## SERVICE CHARGE

We are advised that no service charge is applicable.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £70,000. Therefore estimated rates payable of approximately £38,000 for the current year.

Note: This assessment includes adjacent land which is not included within this letting.

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. For the current year the approximate cost is £478.00 plus VAT.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

A full copy of the EPC assessment will soon be available upon request.

## PLANNING

We are advised by our client that there is an established general industrial use, previously a boat building yard.

Prospective tenants are advised to make their own enquiries direct with the Colchester City Council planning department.

## VAT

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

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

