

# FennWright

Units L, M, N & P  
Global Park,  
Eastgates  
Colchester  
Essex  
CO1 2TJ

**TO LET FROM £22,750 PA**

**Warehouse / Light Industrial /  
Trade Counter Premises**

- Unit L - Six Months Half Rent Offer\*
- From Approx. 1,745 Sq. Ft. (162.1 Sq. M)  
to 4,700 Sq. Ft. (436.6 Sq. M)
- Newly Refurbished Units
- To Let On New FRI Leases
- New Large Loading Doors
- On Site Car Parking
- Established Industrial Park Location



## Location

Global Park is an established commercial estate which benefits from good communications to the City Centre and inner ring road system which leads to the A12/A120. Close by is the main line railway station (London Liverpool Street approx. 55 mins) and the Colchester Town Station.

## Description

The units have just undergone an extensive refurbishment to include a new insulated roof with transparent roof lights, LED high bay lights, new loading doors, and a single accessible WC to each unit.

Units L & M both benefit from a separate office / trade counter area with a suspended ceiling.

The units are presented in an open plan layout ready for occupation. Mains water and three phase power supply are provided. Eaves heights of approx. 3.2m and Apex height of approx. 6m.

Externally there are concrete forecourt areas for loading / unloading and there is a communal car parking area with a mix of allocated and unallocated car parking.

## Accommodation

Approximate Gross Internal Areas:

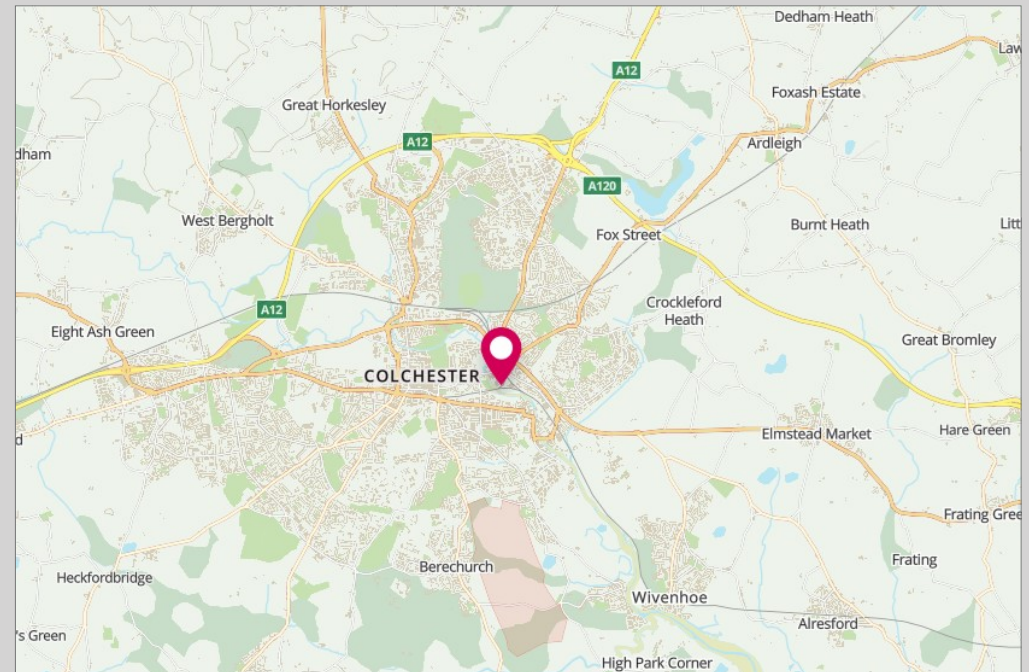
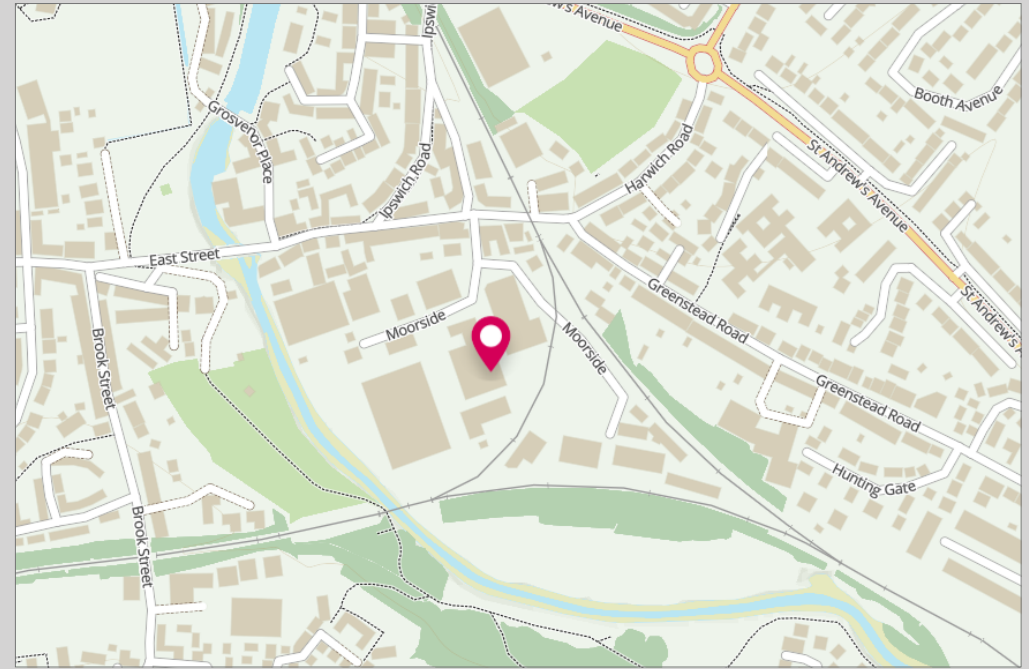
Unit L	4,700 sq. ft (436.6 sq. m)	£52,500 pa
Unit M	tbc sq. ft (tbc sq. m)	£25,500 pa
Unit N	1,745 sq. ft (162.1 sq. m)	£22,750 pa
Unit P	2,550 sq. ft (236.9 sq. m)	£31,250 pa

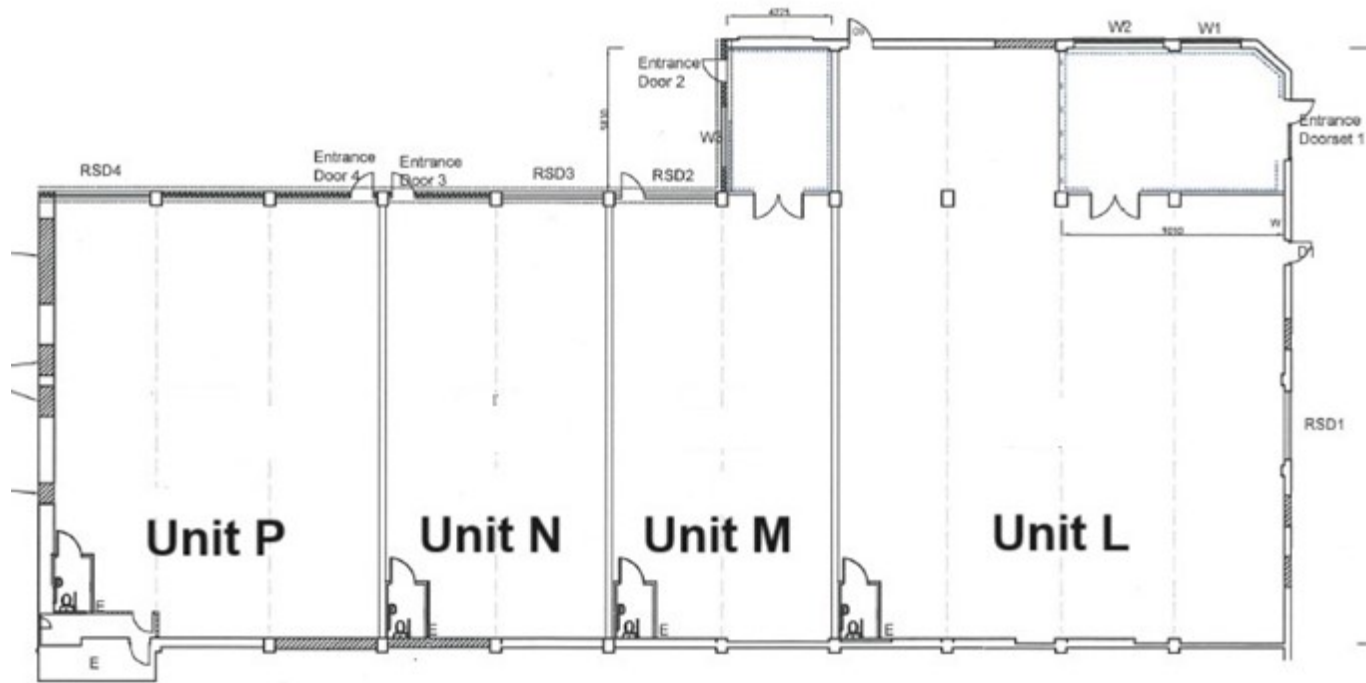
**LET**  
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## Terms

The units are available To Let on new full repairing and insuring leases, with terms to be agreed, at the rents as outlined above. The rents quoted are exclusive, payable quarterly in advance, and plus VAT at the prevailing rate.

\*Six months half rent is available for Unit L - subject to lease terms and covenant.





Note: This plans is for indicative purposes only and is not to scale or to be relied upon.

### Service Charge

We are advised that a service charge is applicable to cover the repair and maintenance of the external communal areas. For the current year the approx. cost is £0.59 per sq ft.

### Buildings Insurance

The landlord will arrange the buildings insurance and will recover this from the tenants. The approx. costs for the current year to be confirmed.

### Business Rates

We are advised that the premises are yet to be individually assessed following the sub-division works.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

### Energy Performance Certificate (EPC)

Full copies of the EPC assessments and recommendation reports will shortly be available from our office upon request.

### Viewings

Viewings are strictly by appointment via agents;

Fenn Wright

Tel: 01206 85 45 45

Email: [colchestercommercial@fennwright.co.uk](mailto:colchestercommercial@fennwright.co.uk)

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Viewings Strictly By Appointment  
Via Agents:

Fenn Wright  
882 The Crescent  
Colchester Business Park  
Colchester  
Essex  
CO4 9YQ

## 01206 85 45 45

[Colchestercommercial@fennwright.co.uk](mailto:Colchestercommercial@fennwright.co.uk)

## [fennwright.co.uk](http://fennwright.co.uk)



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