



AVAILABLE TO LET - Six Months Half Rent Offer*

Business premises with busy main road frontage

3 Haven Road, Colchester,
Essex, CO2 8HT

RENT

£85,000

per annum

AVAILABLE AREA

8,875 sq ft

[824.6 sq m]

IN BRIEF

- » INCENTIVE - 6 months half rent offer*
- » Available now on a new lease
- » Generous concrete forecourt and side yard area
- » Busy main road frontage
- » Open warehouse area, with 7.6m apex height
- » Reception / office area
- » Mezzanine floor & LED lighting

LOCATION

The premises are prominently located fronting Haven Road which is approximately 2.5 miles to the south of Colchester City Centre and adjacent to the ever popular Whitehall Industrial Estate.

DESCRIPTION

A detached unit of steel portal frame construction under a pitched and insulated corrugated asbestos roof. Eaves height approx. 4.5m and apex height approx. 7.6m. A large roller shutter door provides access to the warehouse which benefits from LED lighting and WC facilities. A personnel door provides access to a reception / office area. There is also a mezzanine area provided.

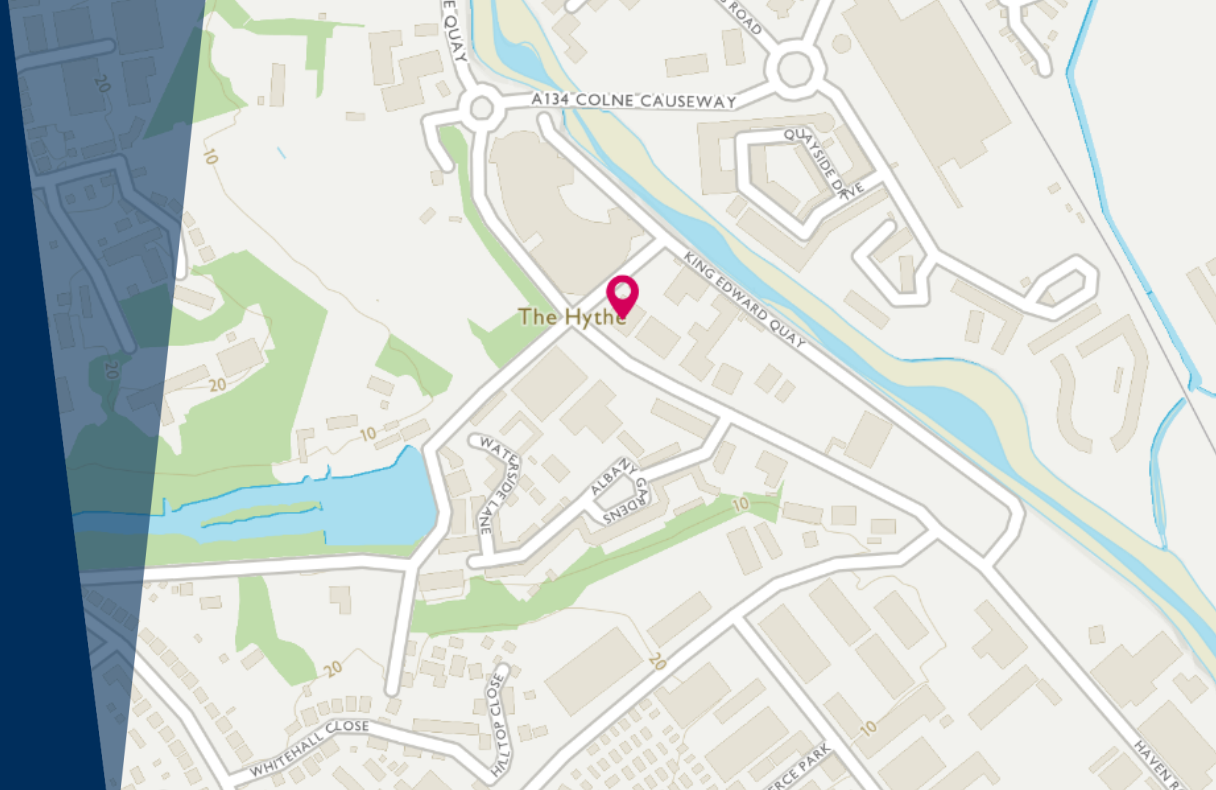
To the side of the premises is a generous yard area which provides ample car parking to the front and side of the premises.

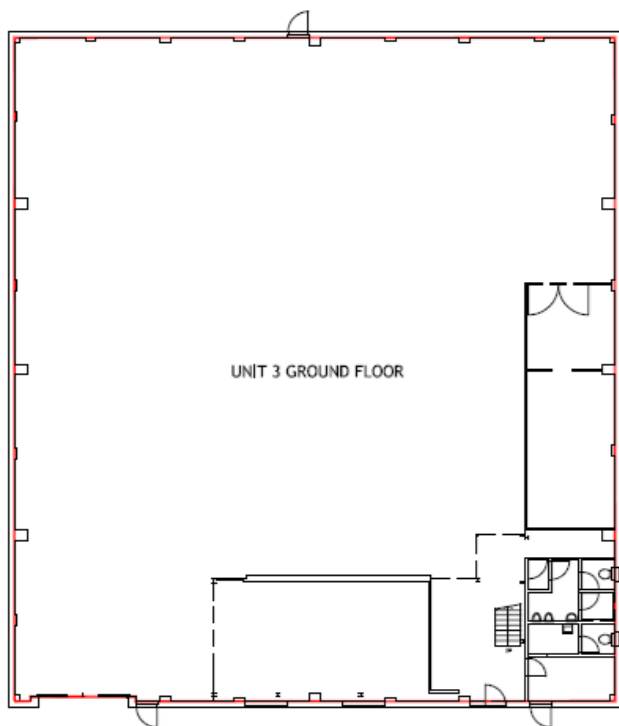
The site is partially fenced and gated with a concrete forecourt.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- | | | |
|----------------|-------------|----------------------|
| » Ground Floor | 7,275 sq ft | [676.0 sq m] approx. |
| » Mezzanine | 1,600 sq ft | [148.6 sq m] approx. |
| » Total: | 8,875 sq ft | [824.6 sq m] approx. |





TERMS

The premises are available to let on a new full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £85,000 per annum plus VAT.

*Six months half rent is available subject to lease terms and covenant.

SERVICE CHARGE

We are advised that there is no service charge applicable.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £37,250. Therefore estimated rates payable of approximately £19,100 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. For the current year the approximate cost is £1,275.41 plus VAT.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (84) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

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

Prior to the instruction of solicitors tenant will be required to pay a non-refundable administration fee of £750.000 plus VAT. Each party will otherwise bear their own legal costs involved with this transaction.

ANTI-MONEY LAUNDERING REGULATIONS

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

FLOOR PLAN

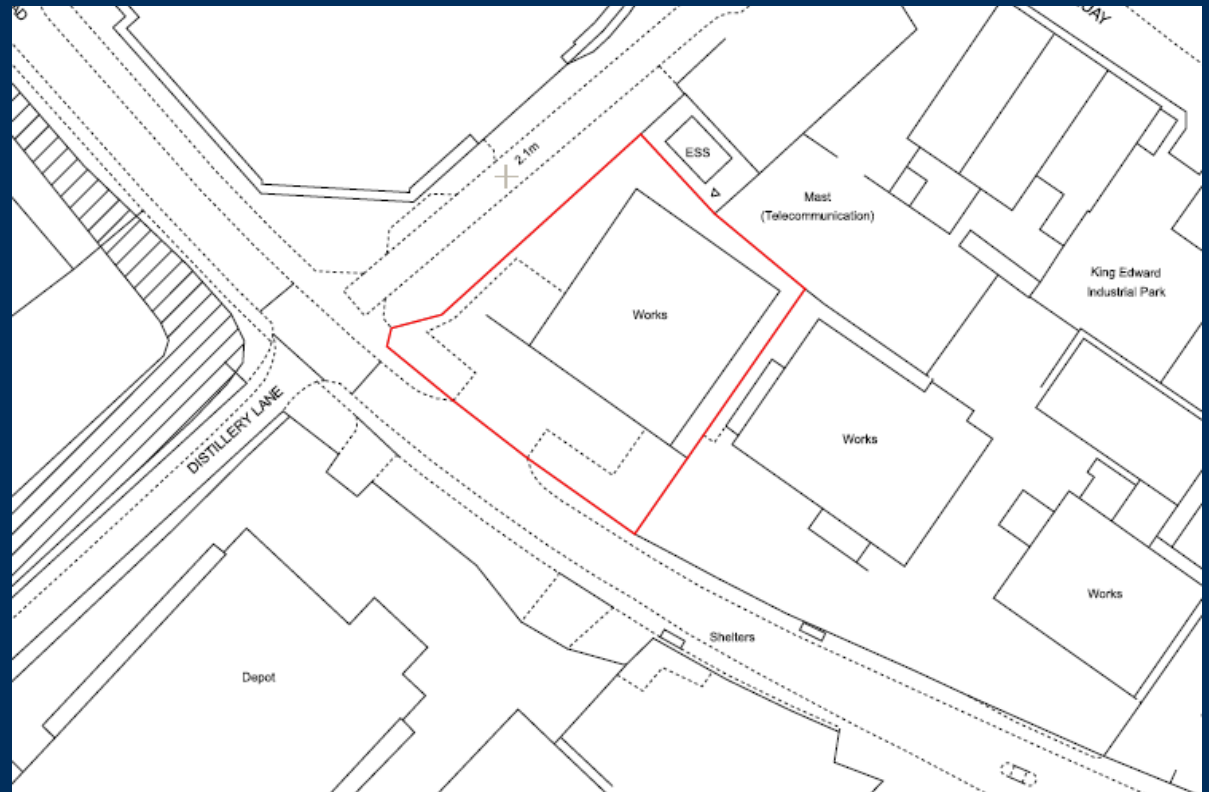
The adjacent floor plan is provided for indicative layout purposes only. The floor plan is not to scale and not to be relied upon.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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

Contact:
T: 01206 854545
E: colchestercommercial@fennwright.co.uk

fennwright.co.uk
01206 854545



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Particulars created 17th July 2024

