



TO LET:
NEWLY REFURBISHED INDUSTRIAL UNIT
£57,500 Per Annum

Unit A2
Whitehall Industrial Estate
Colchester
Essex
CO3 9HH

436 sq m (4,693 sq ft)

- Newly Refurbished
- Modern Industrial Unit
- Established industrial location
- 10 parking spaces
- Warehouse and office space

Location

The property is located on Whitehall Industrial Estate which is situated 2 miles to the south east of Colchester City centre close to the River Colne. Access to the A12 dual carriageway is via Ipswich Road and the A12 interchange which is 3 miles to the north provides links with the A120, A14, M11 and national motorway network. There is a vast diversity of occupiers across the estate, nearby national occupiers include Travis Perkins, Suzuki and Pump Gyms.

Description

The Property comprises an end of terraced light industrial unit of steel portal frame construction with part brick and block elevations and profile metal cladding to the upper elevations and roof. There are two up-and-over roller shutter loading doors leading into the main industrial/warehouse area. The property also benefits from ground floor toilet facilities and c. 10 car parking spaces.

The property has recently undergone a major refurbishment. This includes new floor coverings, upgrading office/conference area, new lighting, external doors and repaint.

Accommodation

The warehouse and office space comprises an approximate Gross Internal Area of 431.35 sq m (4,643 sq ft).

Area	SQ M	SQ FT
Ground	436	4,693
Floor Warehouse		
Total:	436	4,693

Planning

The property has been used under class B2 of the Town and Country Planning (Use Classes) Order 1987 as amended 2020. Interested parties are advised to make their own enquiries with Colchester City Council to verify their proposed use.

Uniform Business Rates

We understand the property is entered into the VOA Rating List 2023 with a rateable value of £33,000. The rates payable for the year 2024/25 with therefore be £16,830.

Interested parties are advised to make their own enquiries with Colchester City Council to verify their rates liability.

Service Charge

Full details of the building service charge are available on request.

EPC

The property has a current EPC rating of C-63 (pre refurbishment) this will be reassessed, expecting to achieve a higher rating.

Terms

The property is available by way of a new lease. The asking rent is £57,500 per annum exclusive of all other outgoings.

Legal Costs

Each party to bear their own legal and professional fees incurred in this transaction.

Viewing and Further Information

Strictly through the sole agents, Cheffins.

Will Brown & Will Moss

Tel: 07786 380195/01223 628923

Email: will.brown@cheffins.co.uk / will.moss@cheffins.co.uk



