



**AVAILABLE TO LET**

Trade Counter / Light Industrial / Warehouse Premises

**12 Mason Road, Cowdray Centre  
Colchester, Essex, CO1 1BX**

**RENT**

**£39,995**  
per annum

**AVAILABLE AREA**

**3,116 sq ft**  
[289.5 sq m]

## IN BRIEF

- » Undergoing Light Refurbishment - Available Nov/Dec 2025
- » Roller Shutter Door & Large Loading / Unloading Area
- » Office and WC Facilities
- » Nine Car Parking Spaces
- » Established Business / Trade Location

## LOCATION

The property is situated on Mason Road which forms part of the Cowdray Trade Park, a well established commercial centre accessed off the town's inner ring road system.

Colchester's main line station lies a short distance away and the development is directly opposite Colchester's principal leisure complex. The A12 trunk road is located approximately 1.5 miles distant.

Neighboring occupiers include; The Range, MKM Builders Merchants, Graham Plumbers Merchant, Howdens, Go Bananas, Dulux Decorators Centre and AirHop.

## DESCRIPTION

The property consists of a semi-detached business unit constructed with a steel portal frame, featuring brick and profile steel-clad elevations beneath a pitched, insulated roof. The specification includes LED high bay lighting and has a minimum eaves height of approximately 3.4m and an apex height of approximately 4.9m.

The unit has a three phase power supply (not tested) and benefits from a large warehouse area with a roller shutter door (approx. 3.0m x 3.0m), separate office/trade counter area and WCs.

The forecourt provides nine car parking spaces, as well as a loading/unloading area.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Total: **3,116 sq ft [289.5 sq m] approx.**





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## TERMS

The premises are available to let on a new effective full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £39,995 per annum plus VAT.

## SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas.

Approximate cost for the current year is £875 plus VAT, payable on account.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £24,500.

Therefore estimated rates payable of approximately £12,230 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 £791 plus VAT.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class B (48) 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

Each party will bear their own legal costs.

**VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:**

**Fenn Wright  
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Particulars created 02 October 2025

**Fenn Wright**

