



**AVAILABLE TO LET - Six Months Half Rent Offer\***

Warehouse / Light Industrial / Trade Counter Premises

Unit L, Global Park, Eastgates,  
Moorside, Colchester, Essex, CO1 2TJ

**RENT**

**£49,950**  
per annum

**AVAILABLE AREA**

**4,700 sq ft**  
[436.6 sq m]

## IN BRIEF

- » **INCENTIVE - 6 months half rent offer\***
- » **Newly Refurbished Unit**
- » **To Let On New FRI Lease**
- » **New Large Loading Door**
- » **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 unit has recently undergone an extensive refurbishment, featuring a new insulated roof with transparent roof lights, LED high bay lights, new loading door, and a single accessible WC. It benefits from a separate office / trade counter area with a suspended ceiling.

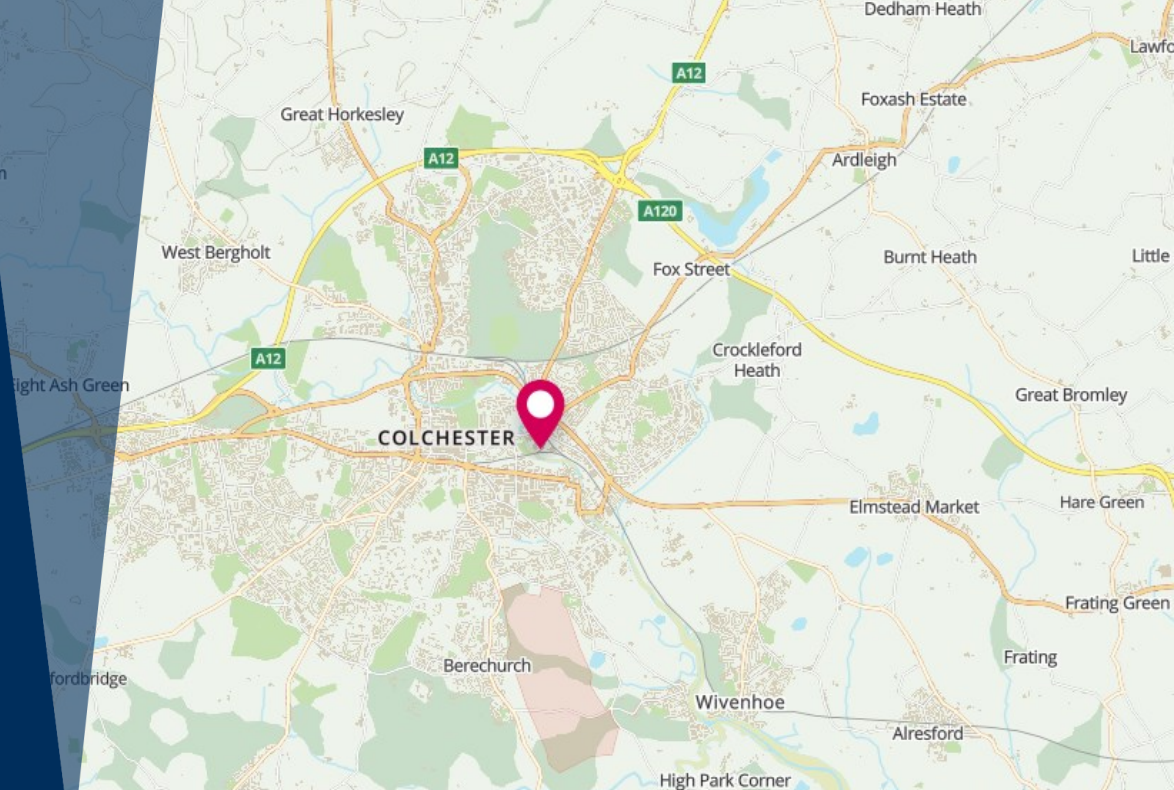
The unit is presented in an open plan layout ready for occupation. Mains water and three phase power supply are provided. Eaves heights of approx. 3.2m and Apex height of approx. 6m.

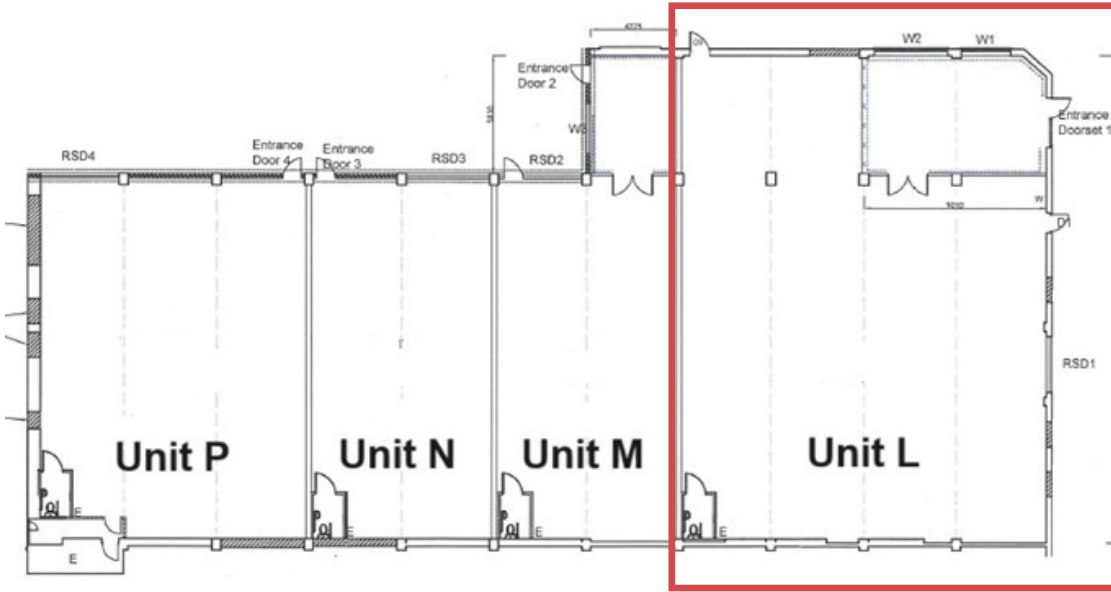
Externally there is a concrete forecourt area for loading / unloading and there is a communal car parking area with a mix of allocated and unallocated car parking.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » **Unit L: 4,700 sq ft [436.6 sq m] approx. £49,950 pa**





### TERMS

The unit is available To Let on a new full repairing and insuring lease, with terms to be agreed, at a rent of £49,950 per annum , payable quarterly in advance, and plus VAT at the prevailing rate.

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

### 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.

### 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.

### 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.

### ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (65) of the energy performance assessment scale. Full copies of the EPC assessments and recommendation reports are available from our office 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

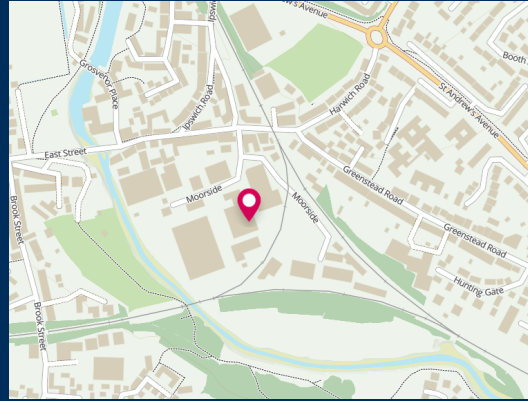
Each party will bear their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA JOINT SOLE LETTING AGENTS:

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Particulars created 10 January 2024

