



AVAILABLE TO LET

Detached Business Unit With Side Yard Area

9 Commerce Park, Commerce Way, Whitehall
Industrial Estate, Colchester, Essex, CO2 8HX

RENT

£18,500
per annum

AVAILABLE AREA

1,770 sq ft
[164.9 sq m]

IN BRIEF

- » Warehouse With Large Loading Door
- » Offices, WC and Kitchenette Facilities
- » Gated Concrete Yard Area For Loading / Unloading
- » Established Business Location

LOCATION

The unit is situated on the popular Whitehall Industrial Estate, which is located approximately two miles to the South of Colchester City Centre. Easy access is available to the inner ring road system which leads directly to the A12/A120 providing fast links to the national motorway network.

DESCRIPTION/ SPECIFICATION

- » Roller Shutter Door (2.8 x 3.0)
- » Mezzanine Storage Area
- » Self Contained Yard
- » Large Kitchen Facilities
- » 3.6 Eaves and 4.3 Pitched Height
- » 4 Allocated Parking Spaces

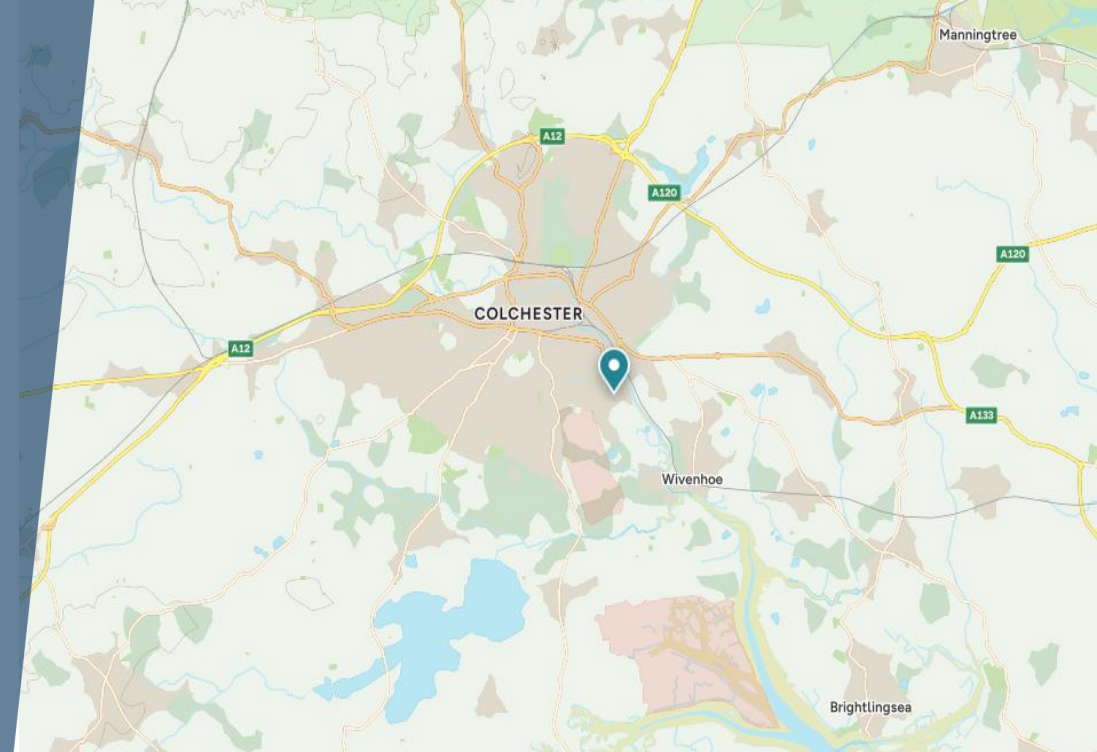
The unit is of steel portal frame construction with brick and part steel profile clad elevations under a pitched roof incorporating translucent roof lights. A full height rolling shutter door (approx. 2.8m wide x 3.0m high) provides access to the main industrial area, which has fluorescent lighting, three phase power and approx. 3.6m eaves and 4.3m pitch height. There is also a large mezzanine area for storage. A personnel door on the front elevation leads to an entrance lobby with WC facilities, kitchenette and office areas.

Externally there is a self-contained yard area to the side and a concrete forecourt providing loading/unloading facilities. Four on site car parking spaces are also provided towards the front of the property

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- | | | |
|-----------------|-------------|-----------------------|
| » Ground Floor: | 1,215 sq ft | [113.20 sq m] approx. |
| » Mezzanine: | 555 sq ft | [51.70 sq m] approx. |
| » TOTAL: | 1,770 sq ft | [164.90 sq m] approx. |





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 full repairing and insuring lease, lease length and terms to be agreed, at a rent of £18,500 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.

The approx. cost for the current year is £763.50 plus VAT.

BUSINESS RATES

The property is assessed as follows;

Rateable Value: £17,000

Rates Payable Estimate (2026/27): £7,344

Rates Payable are based upon the current UBR for 2026/27 of £0.432 .

All interested parties should make their own enquires with the local rating authority in order to verify their rates liability.

BUILDINGS INSURANCE

The landlord is responsible for arranging the buildings insurance with the cost to be recovered from the tenant.

The approx. cost for the current year is £397.50 plus VAT

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (65) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request

VAT

The property is elected to VAT. Prospective tenants should therefore be aware that VAT will be payable at the prevailing rate on the rent and service charge.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to verify the identity, private residence and source of funds (where applicable) of prospective purchasers and tenants prior to solicitors being instructed. An administration fee is payable, and further details are available upon request.

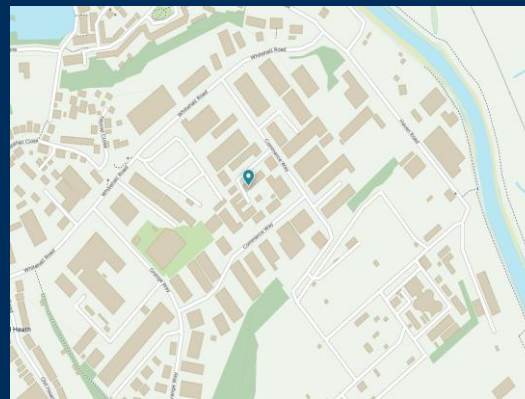
**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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OS licence no: TT000311015

Prospective tenants should note that RICS members and RICS regulated firms must comply with the RICS Code for Leasing Business Premises ([available here](#)). We strongly recommend that all prospective tenants seek professional advice from a qualified surveyor or solicitor before entering in to any legally binding commitment or signing a lease.

Particulars created: 03/09/26

