

Unit H, Global Park, Eastgates, Colchester, Essex, CO1 2TJ



## A Light Industrial / Warehouse Unit With Fenced & Gated Yard

- \*Currently Undergoing Light Refurbishment\*
- Reception Office, W/C's & Shower Facilities
- Large Mezzanine Floor
- Approx. 6.9m Pitch & 4.5m Eaves
- Good On Site Car Parking / Loading Space
- Easy A12/A120 Access Via Ipswich Road

To Let  
£47,500 pa

6,325 sq. ft  
(587.6 m<sup>2</sup>)



MOST ACTIVE  
DEALMAKER  
ESSEX  
WINNER 2019

MOST ACTIVE  
AGENT  
ESSEX  
WINNER 2019

INDUSTRIAL  
TRANSACTIONS  
SOUTH EAST  
WINNER 2018

OVERALL AGENCY  
DEALS  
SUFFOLK  
WINNER 2019

TOP AGENCY  
INSTRUCTIONS  
SUFFOLK  
WINNER 2019



RICS

the mark of  
property  
professionalism  
worldwide

# Details

## Location

Global Park is an established commercial estate which benefits from good communications to the town 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).

## Description

The unit benefits from a personnel door providing access to a reception / office area and W/C / shower facilities. The warehouse area is accessed via a large loading door (approx. 5.9m wide x 5.1m high) and benefits from an eaves height of approx. 4.5m and pitch height of 6.9m. Translucent roof lights provide natural light along with other light fittings. A mezzanine floor provides additional storage space. Externally there are seven on site car parking spaces along with a fenced, gated and concreted yard area behind.

## Accommodation

(Approximate gross internal measurements)

Warehouse	4,551 sq ft	422.8 m <sup>2</sup>
Office & Facilities	887 sq ft	82.4 m <sup>2</sup>
Mezzanine Floor	887 sq ft	82.4 m <sup>2</sup>
<b>Total</b>	<b>6,325 sq ft</b>	<b>587.6 m<sup>2</sup></b>

## Terms

The premises are available to let on a new full repairing lease, length and terms to be agreed, at a rent of £47,500 per annum. VAT is applicable at the prevailing rate.

## Service Charge / Buildings Insurance

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas. Approx. cost for the current year £3,016.00.

Buildings insurance for the current year, approx. £840.00.

## Business Rates

We have been informed that the rateable value is £21,500. We estimate that the rates payable are likely to be in the region of £10,850 per annum. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

## Planning

We have been advised that the premises currently benefits from B2 (General Industrial) planning consent (application no: 170721) with hours restrictions of 08:00 - 18:00 on weekdays, 08:00 - 13:00 Saturdays and no working permitted on Sundays & public holidays. Interested parties are advised to make their own enquiries direct with Colchester Borough Councils planning department.

## Energy Performance Certificate (EPC)

We have been advised that the premises fall within class C (75) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

## VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

## Viewing

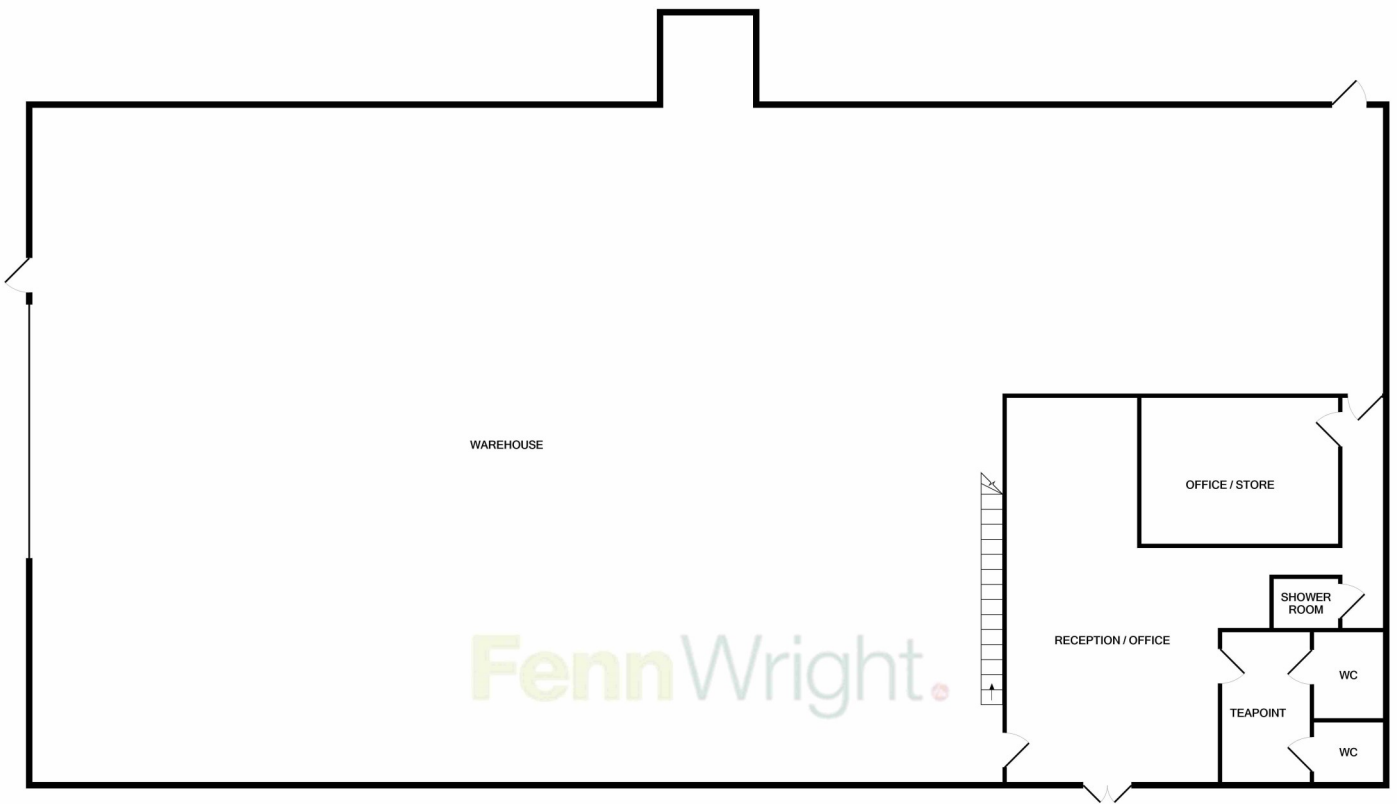
Strictly by appointment via agents:

Fenn Wright - Michael Moody

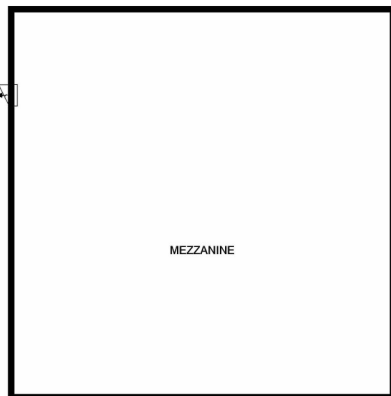
Tel: 01206 85 45 45

Email: [newman@fennwright.co.uk](mailto:newman@fennwright.co.uk)





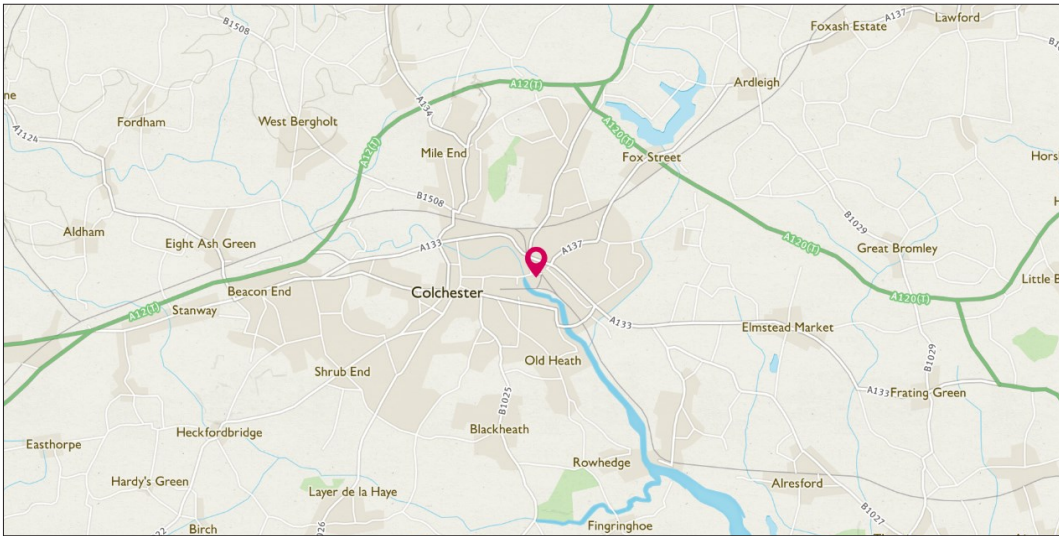
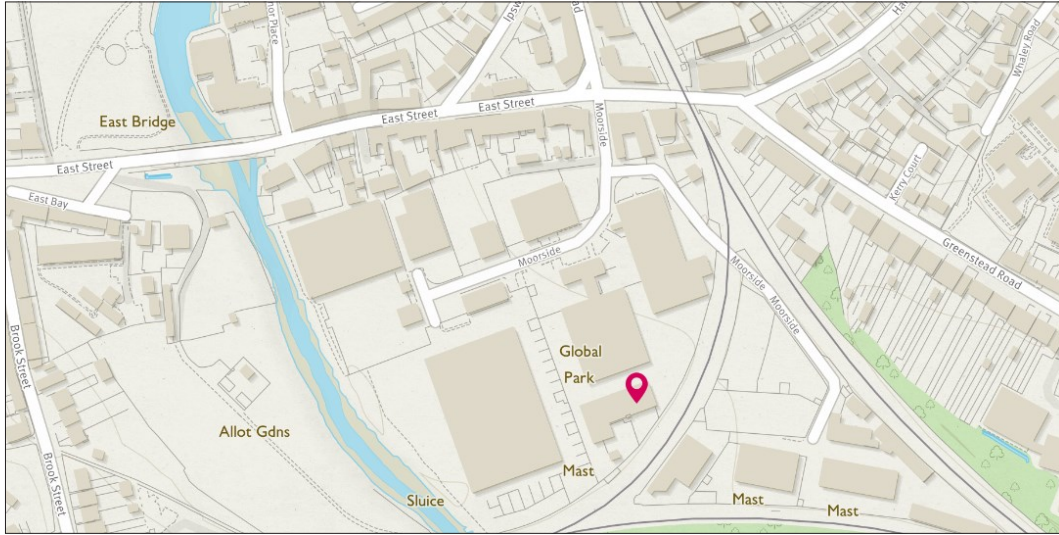
GROUND FLOOR



MEZZANINE

MEZZANINE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
 Made with Metropix (c)2020



For further information contact:  
[newman@fennwright.co.uk](mailto:newman@fennwright.co.uk)  
**01206 85 45 45**  
[fennwright.co.uk](http://fennwright.co.uk)

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

