

**AVAILABLE TO LET ON NEW FLEXIBLE LEASE TERMS**

A mix of Trade Counter, Warehouse, Light Industrial and Office Units

**Surya Trade Park, 129-139 Layer Road,  
Colchester, Essex, CO2 9JY**

**Rent**

**From £16,500 per annum  
plus VAT**

**AVAILABLE AREAS (Buildings Approx. GIA)**

**From 1,227 sq ft to 15,000 sq ft  
[From 114 sq m to 1,394 sq ft]**

## IN BRIEF

- » Coming Soon - Available Q1/Q2 2026
- » New Trade Park Development
- » Various Sized Units Available - Can Combine Units To Suit
- » Highly Prominent Site, With Busy Dual Main Road Frontage
- » Access From Layer Road & Gosbecks Road

## LOCATION

The property is prominently located on Layer Road to the south-west of Colchester City centre, within close proximity to key arterial routes and established residential areas. Situated approximately 1.5 miles from Colchester city centre, the site benefits from excellent connectivity to the A134, A1124, and the A12 dual carriageway, providing swift access to Chelmsford, Ipswich, and the wider East of England region.

Layer Road is a well-known mixed-use area, historically associated with Colchester United Football Club and now a popular local destination for trade, retail, and residential uses. The immediate vicinity comprises a blend of commercial premises, local amenities, and housing estates, offering strong footfall and easy accessibility for both trade and retail operations.

## DESCRIPTION

The sites is to provide various warehouse/stores/trade showroom and first floor offices, served by a large car parking area and service yard. The principle building is largely steel frame construction under a multi-ridge roof of asbestos / cement fibre sheet covering which is to be resin coated with a 25 year guarantee.

Each unit will benefit from a loading door, three phase power, and water/waste for WC provisions (specs to be agreed).

Car parking areas and ample visitor car parking provision is provided on site.

Principle access to the entire site is provided via Layer Road with a further access via Gosbecks Road.





## ACCOMMODATION

[Approximate Gross Internal Floor Areas - taken from plans and to be confirmed - subject to final measurement]

- » Unit 1: **Approx. 5,974 sq ft [555 sq m] - LET**
- » Unit 2: Approx. 3,477 sq ft [323 sq m] - £41,500 pax
- » Unit 3: Approx. 3,283 sq ft [305 sq m] - £39,500 pax
- » Unit 4: Approx. 3,391 sq ft [315 sq m] - £40,750 pax
- » Unit 5: Approx. 3,337 sq ft [310 sq m] - £40,000 pax
- » Unit 6: Approx. 1,227 sq ft [114 sq m] - £16,500 pax
- » Unit 7: **Approx. 4,230 sq ft [393 sq m] - LET**
- » Unit 8: (G/F - Retail) Approx. 4,230 sq ft [393 sq m] - £53,000 pax
- » Unit 9: Approx. 6,405 sq ft [595 sq m] - £77,000 pax
- » Unit 10: Approx. 6,566 sq ft [610 sq m] - £79,000 pax
- » Unit 11: Approx. 4,553 sq ft [423 sq m] - £57,000 pax
- » Unit 12: Approx. 4,123 sq ft [383 sq m] - £51,550 pax
- » Unit 13: Approx. 4,284 sq ft [398 sq m] - £53,550 pax
- » Unit 14: Approx. 4,359 sq ft [405 sq m] - £54,500 pax
- » Unit 15: (F/F - Offices) Approx. 8,579 sq ft [774 sq m] - £60,000 pax

Note: Units can be combined to suit particular requirements.

## TERMS

The units are available to let on new lease agreements with length and terms to be agreed at the rents outlined above.

VAT will be payable on the rent at the standard rate.

## SERVICE CHARGE

A service charge will be applicable. The budget figure for the current year, per sq ft, is £TBC plus VAT.

Further details are available upon request.



## **BUSINESS RATES**

We have been informed that the premises will need to be reassessed for business rates purposes upon completion of the sub-division works.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities

## **SERVICES**

We are advised that the site benefits from mains water, drainage, electricity and gas connections. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property, including IT and telecommunications.

## **PLANNING**

We are advised that the site benefits from established sui generis consent for a builders merchants (since 1963). There is scope for other employment, roadside, residential, and other alternative uses.

Interested parties are advised to make their own enquiries direct with the Colchester Council Planning Department.

## **ENERGY PERFORMANCE CERTIFICATE [EPC]**

We have been advised that the premises fall within class E(124) of the energy performance assessment scale. A full copy of the certificate and report is available upon request. New EPC information will be made available upon completion of the sub-division works.

## **VAT**

We are advised that VAT is applicable on the rents.

All rents quoted 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.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs.

## **ANTI-MONEY LAUNDERING REGULATIONS**

Anti-Money Laundering Regulations require Fenn Wright to formally verify the prospective tenants identity, residence and source of funds prior to instructing solicitors.



Note: This site plan provided for indicative purposes only.  
This plan is subject to change and is not to scale, nor to be relied upon.

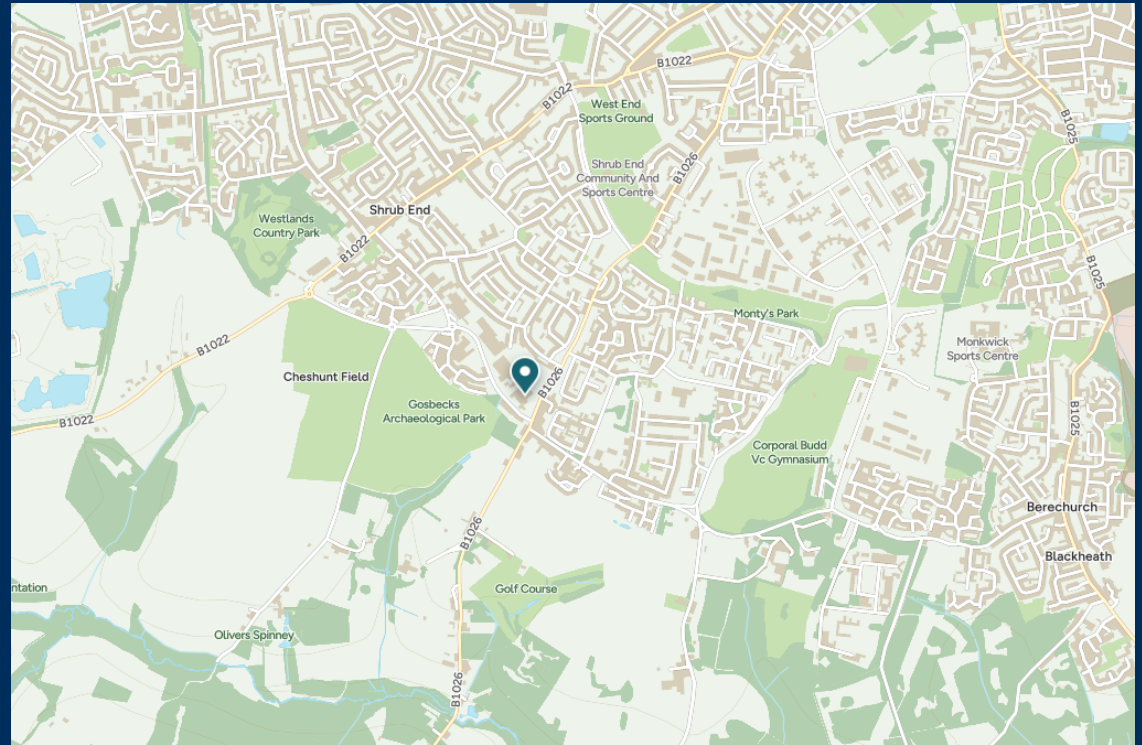
**VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:**

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Please note: The photographs shown are taken from the property's recent sales particulars and will be updated in due course. An in-person inspection is recommended



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Particulars created 16 January 2026

