



## AVAILABLE TO LET

Former Tile Showroom - Trade Counter / Warehouse / Industrial Unit

**\*NEW LETTING INCENTIVES AVAILABLE\***

Unit 2 Mason Road, Cowdray Avenue  
Colchester, Essex, CO1 1BX

## RENT

£53,500

per annum

## AVAILABLE AREA

4,635 sq ft

[430.6 sq m]

## IN BRIEF

- » Generous Letting Incentives Available\*
- » The neighbouring Grahams Business Is Unaffected
- » Two Large Loading Doors With Canopy
- » Shared Forecourt With Car Parking
- » Established Retail & Trade Counter Location
- » Nearby Occupiers Include; Grahams, MKM Building Supplies, Howdens, Denmans, Dulux Decorator Centre & The Range

## LOCATION

The property is located off Cowdray Avenue (A133) with access via Mason Road which forms part of Cowdray Trade Park, an established commercial centre on Colchester's inner ring road system.

Colchester's mainline railway station lies a short distance to the north of the premises and are directly opposite Colchester's leisure complex. The A12 trunk road is located 1.5 miles (2.4km) away.

Neighbouring occupiers include; Graham Plumbers Merchant, MKM Builders Supplies, Denmans, Howdens, Dulux Decorators Centre and The Range.

## DESCRIPTION

The property is built of a steel portal frame construction with brick and clad elevations beneath a pitched and insulated roof. The unit comprises an L-shaped, open-plan warehouse space with two large electrically operated loading doors at the rear and a glazed personal entrance at the front. Specification includes LED lighting, an intruder alarm and three phase power (not tested). Eaves height approx. 5.4m and apex 6.4m.

The unit is attached to the neighboring business Grahams Builders Merchants, and has a shared forecourt for parking.

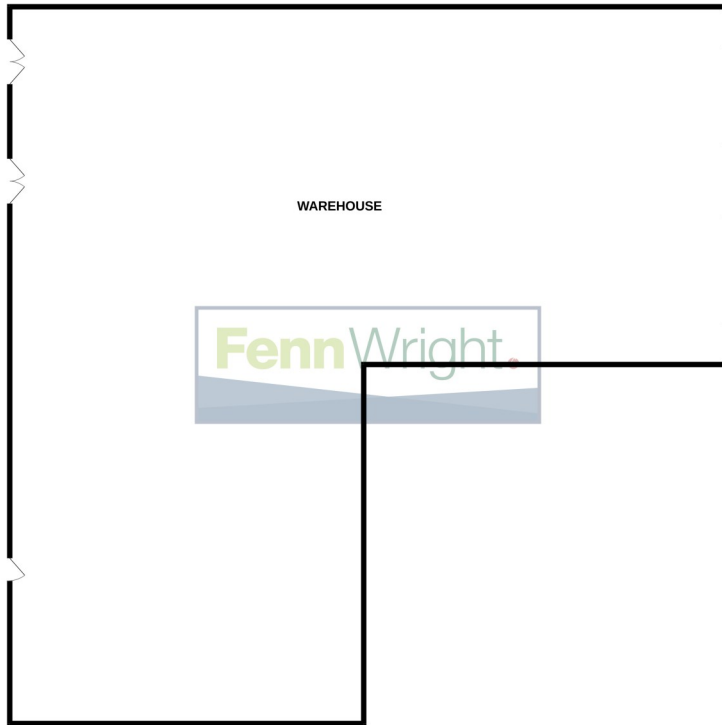
Note: No WC facilities are currently installed. This is to be agreed with the new sub-tenant.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Total: 4,635 sq ft [430.6 sq m] approx





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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 here are not intended as representations, 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 sub-lease, with lease length and terms to be agreed, up to 2032 (or 2037 subject to a mutual break option in 2032).

The rent is £53,500 per annum plus VAT.

**\*Generous letting incentives available. Subject to terms and covenant. Further information available upon request.**

## SERVICE CHARGE

The tenant will be responsible for paying a fair proportion of the reasonable and proper estate service charge.

Approximate cost for the current year is £1,111 plus VAT.

## BUSINESS RATES

We are advised that the premises have a combined rateable value, with effect from the 1st April 2023, of £97,500.

The units are being individually assessed and further information will be made available soon. However, based on the current assessment a guesstimate would fall in the region of a £15,655 rates payable.

We recommend all parties make their own direct enquiries with the local rating authority.

## 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 £1,170 plus VAT.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class B (44) 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.

## ANTI-MONEY LAUNDERING REGULATIONS

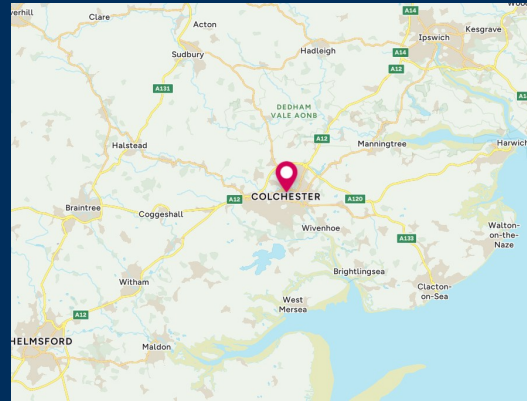
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

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

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Particulars created 14 October 2025

