



**REDUCED FIRST & SECOND YEARS RENT AVAILABLE\***

*\*reduced rents subject to lease terms and tenant covenant*

Available TO LET - Detached Light Industrial / Business Unit With Fenced & Gated Yard

12 Edward Park, Grange Way, Whitehall Ind. Estate, Colchester, Essex, CO2 8FZ

**RENT**

**£38,250**

per annum

**AVAILABLE AREA**

**3,641 sq ft**

[ 338.3 sq m ]

## IN BRIEF

- » REDUCED RENT IN YEARS 1 & 2 (*subject to lease terms*)
- » Self Contained Light Industrial / Business Unit
- » Offices, Meeting Rooms & Stores
- » Fenced And Gated Yard
- » Established Business Location

## LOCATION

Edward Park is situated on the popular and well established 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 leading directly to the A12 dual carriageway providing excellent links to Harwich and Stansted via the A120 and Felixstowe via the A14.

## DESCRIPTION

The property is of steel portal frame construction with part brick and part profile steel clad elevations, set beneath a pitched, insulated roof incorporating translucent roof lights. It offers an approximate eaves height of approx. 4.8m and an apex height of approx. 6.3m.

Access is provided via a personnel door leading into an entrance hall, which connects to office and trade counter areas, along with kitchen and WC facilities. A staircase leads to the first-floor offices, which are fitted with fluorescent lighting, gas central heating, and air conditioning (both not tested), as well as electrical sockets and carpet / vinyl flooring.

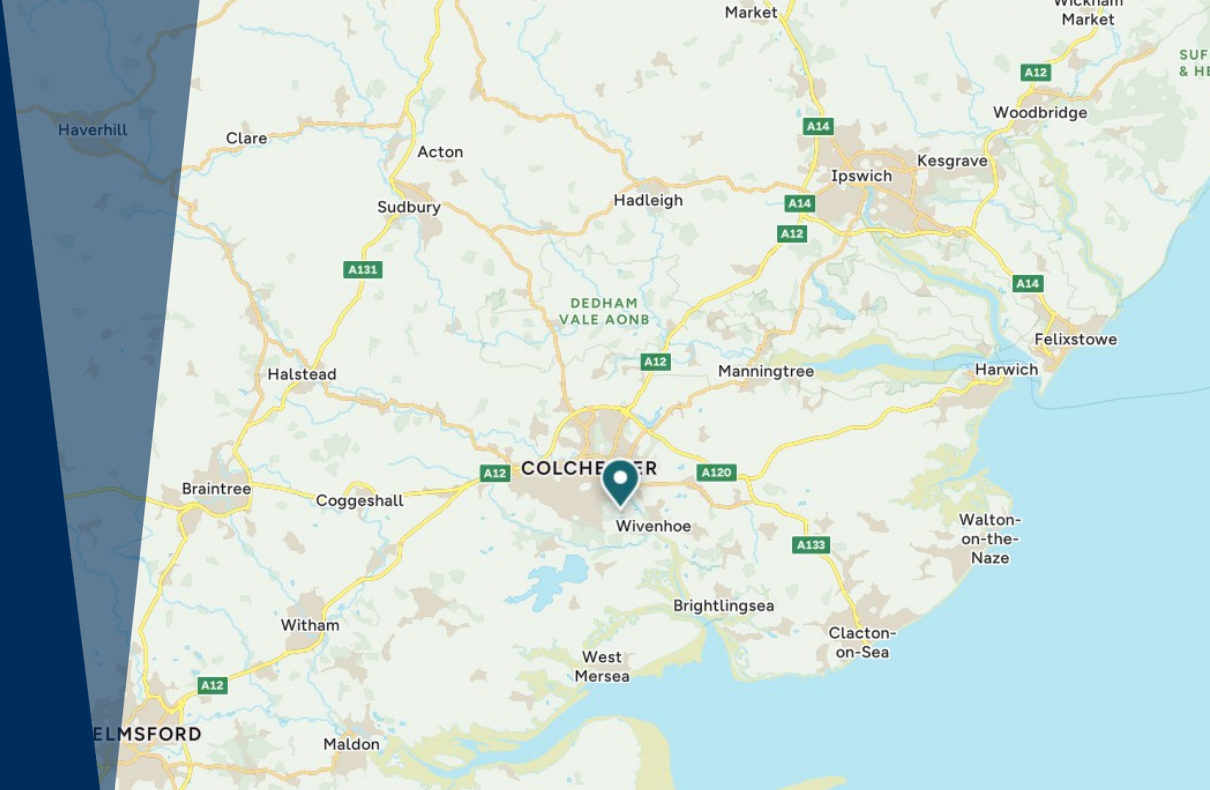
An electric loading door (approx. 3m wide by 4m high) provides separate entry to the warehouse area. The warehouse area benefits from three phase power, fire alarm and fire exit, emergency lighting, and high bay lighting.

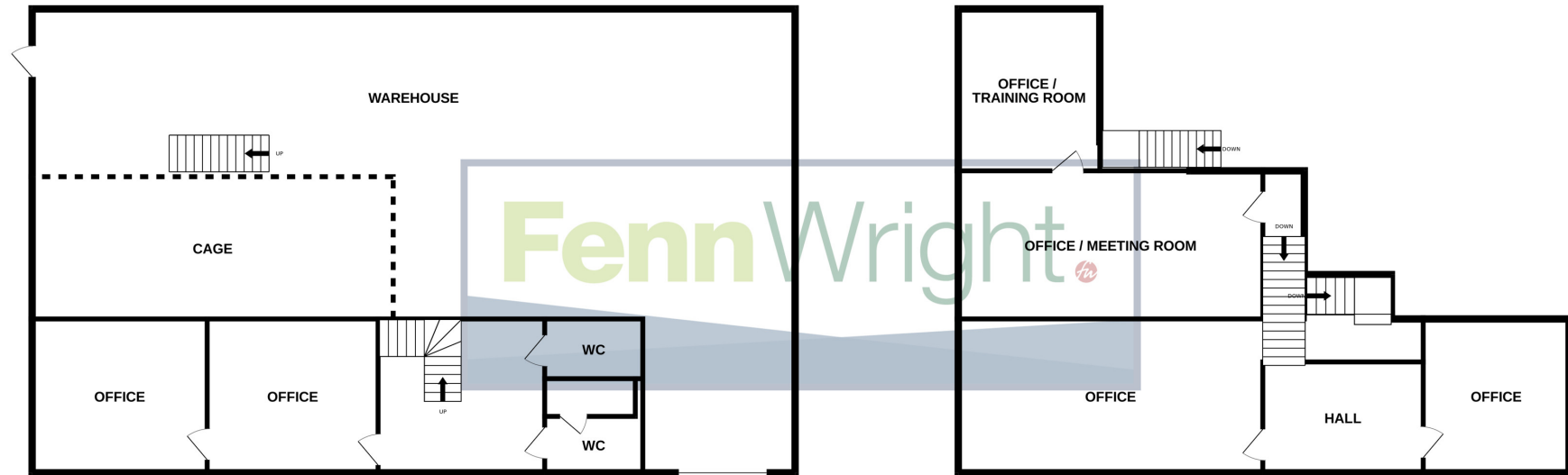
Externally, the property benefits from a gated and fenced yard, offering generous space for loading/unloading, and on-site parking.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Ground Floor: 2,395 sq ft [222.5 sq m] approx.
- » First Floor: 1,167 sq ft [108.4 sq m] approx.
- » Mezzanine: 79 sq ft [7.3 sq m] approx.
- » Total: 3,641 sq ft [338.3 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 £45,500 per annum (plus VAT).

An initial introductory offer may be considered for years 1 and 2, subject to lease terms and tenant covenant, consisting of:

Year 1: £38,250 per annum (plus VAT)

Year 2: £41,900 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 £1,405 plus VAT.

## BUSINESS RATES

We have been informed that, effective 1st April 2023, the rateable value is £23,750. We therefore estimate rates payable are likely to be in the region of £11,850 per annum. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

## BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. The approx. cost for the current year is £TBC plus VAT.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (60) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

## VAT

We are advised that VAT will be applicable. All rents and prices are exclusive of VAT under the Finance Act 1989.

## LEGAL COSTS

Prior to the instruction of solicitors, the tenant will be required to pay a non-refundable administration fee of £750.00 plus VAT. Each party will otherwise bear their own legal costs involved with this transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

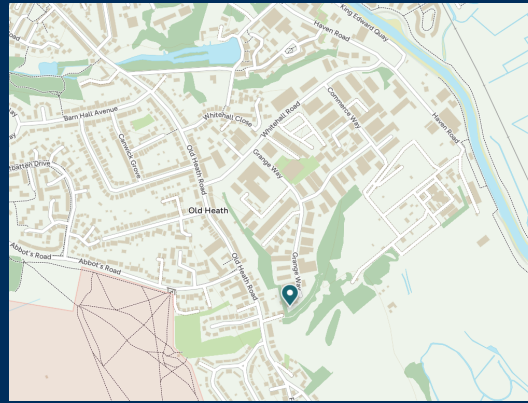
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

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Particulars created 03 December 2025

