

Colchester Kawasaki

AVAILABLE FOR SALE FREEHOLD

Modern Detached Motorcycle Showroom & Workshop Premises

**6 Commerce Way, Whitehall Industrial Estate,
Colchester, Essex, CO2 8HH**

PRICE

£2,500,000
(No VAT)

AVAILABLE AREA

31,772 sq ft
[2,951.78 sq m]

IN BRIEF

- » Suitable For Various Uses (STP)
- » Impressive First Floor Air Conditioned Offices
- » Air Conditioned Showroom Areas
- » Workshop / Stores & Mezzanine Floors
- » Fibre Internet Leased Line (100 mb/s)

LOCATION

The property is prominently located fronting Commerce Way, within the popular Whitehall Industrial Estate, approximately two miles to the South of Colchester City Centre. Good access is available to the inner ring road system which links directly to the A12 / A120, providing easy access to the East Coast ports of Harwich and Felixstowe and Stansted Airport.

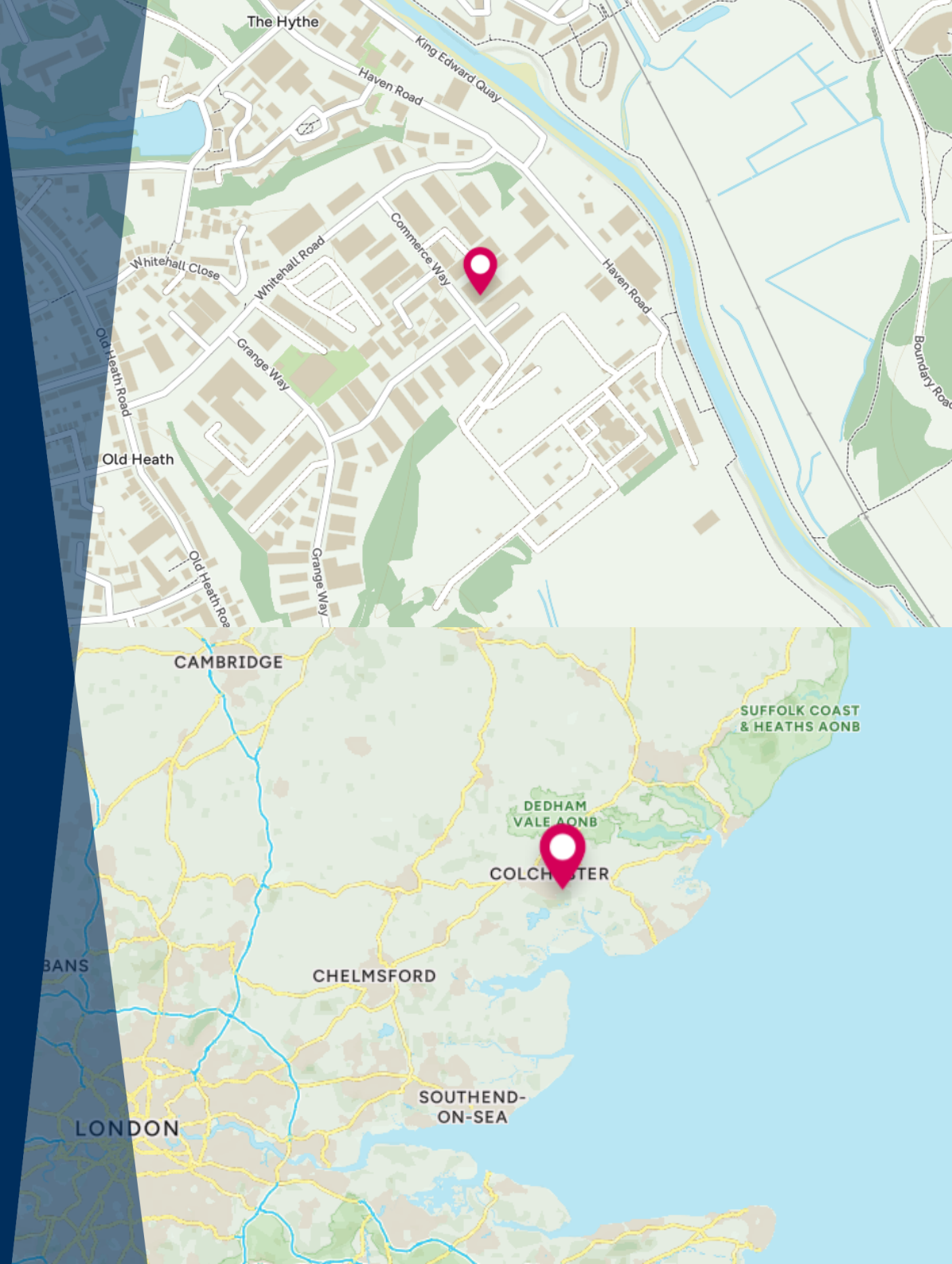
DESCRIPTION

The premises consist of a detached building (1980's) of steel portal frame construction with an additional modern detached warehouse / store located behind (constructed in 2019). The main building features an impressive glazed frontage with an extensive air conditioned (not tested) showroom with customer & staff WC's, stores and workshop. There is ground level loading to the rear (electric loading door approx. 3.6m wide by 2.9m high) and a dock level loading door on the side elevation (not currently in use). Eaves height approx. 3m and apex of 5.8m. There are two 3 phase power supplies, a gas supply, and LED lighting.

On the first floor there are modern, open plan, air conditioned offices with a glazed partitioned office and meeting room, WC's and shower. There is also a café area and mezzanine floors, providing a mix of display and workshop space, with feature connecting bridge.

The modern detached rear warehouse / store is of steel portal frame construction under a pitched and insulated roof with insulated cladding and features an electric loading door (approx. 4m wide by 3.5m high), eaves height of approx. 5.3m and apex of 6.6m.

Access to the rear of the site is gated to both sides of the building. Car parking is provided with twenty-two marked car parking bays and four marked van parking bays (ability to double park as required). To the front of the premises is an area of hard standing which could be used for additional parking / loading.





ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Ground Floor	17,586 sq ft	[1,633.83 sq m] approx.
» First Floor Offices & Facilities	2,408 sq ft	[223.74 sq m] approx.
» Mezzanine Floors	9,074 sq ft	[842.98 sq m] approx.
» Rear Warehouse:	2,704 sq ft	[251.23 sq m] approx.
» Total	31,772 sq ft	[2,951.78 sq m] approx.

Note: We understand that the total site area is approx. 0.97 Acres (0.39 ha) (measured via Edozo). Indicative floor plans are available upon request.

TERMS

The premises are available For Sale Freehold, with vacant possession, at a guide price of £2,500,000 (no VAT).

SERVICE CHARGE

We are advised that no service charge is applicable.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of **£107,000**. Therefore estimated rates payable of approximately £58,400 for the current year. Interested parties are advised to make their own enquiries.

PLANNING

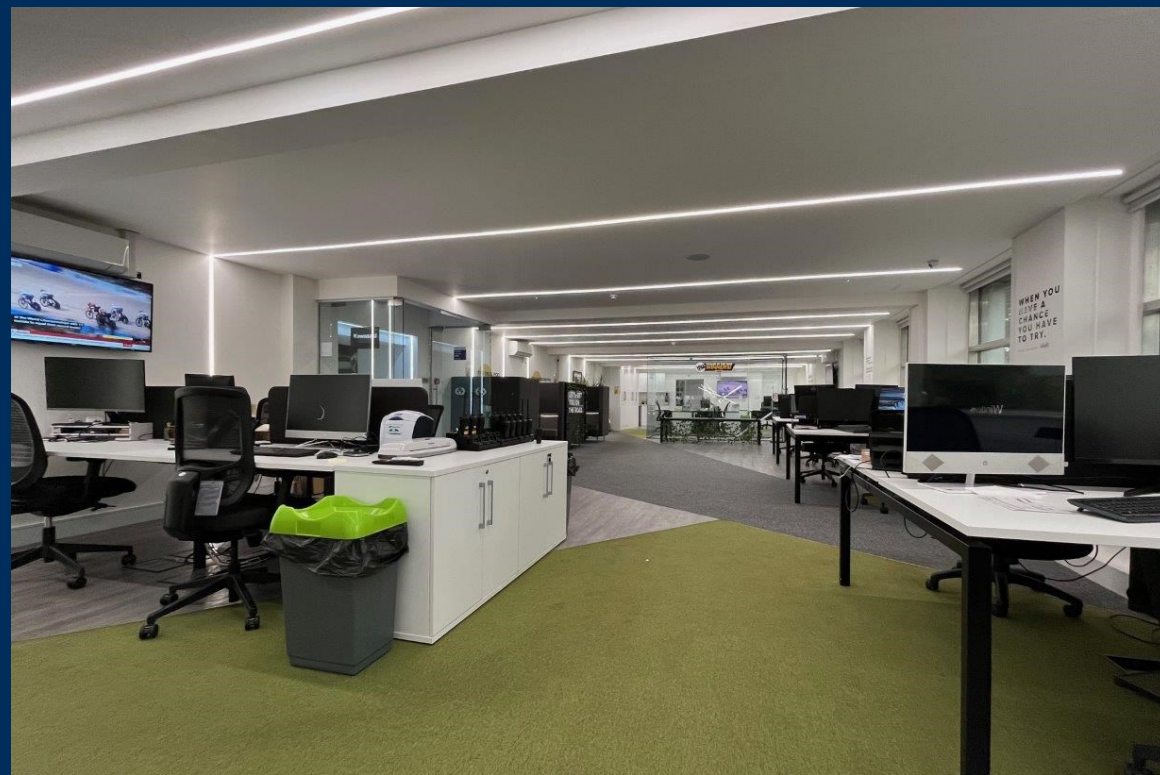
We are advised that the premises currently benefit from 'A1/Sui Generis' planning consent which was granted in 2016 and is limited to the display/sale/MOT/ servicing/tuning of motorcycles.

Prior to this we understand that the premises benefitted from B1/B8 planning consent.

Interested parties are advised to make their own enquiries direct with the Colchester Borough planning department.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class B (29) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.





VAT

We are advised that VAT will NOT be applicable on this transaction.

All rents and prices quoted are exclusive of VAT under the Finance act 1989.

LEGAL COSTS

Each party is to cover 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 SELLING AGENTS:

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Particulars created 07 January 2025

