



**AVAILABLE TO LET**

Light Industrial / Business Unit With First Floor Office

**B10 Moorside Business Park,  
Eastgates, Colchester, CO1 2ZF**

**RENT**

**£17,000**  
per annum (plus VAT)

**AVAILABLE AREA**

**1,900 sq ft**  
[176.5 sq m]

## IN BRIEF

- » Electric Roller Shutter
- » First Floor Office
- » Kitchenette & W/C Facilities
- » 2 Allocated Car Parking Spaces
- » Easy A12 / A120 Access (via Ipswich Road)

## LOCATION

The unit is situated within Moorside Business Park, Eastgates, a mixed commercial and leisure area benefitting from good communications to the city 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 is of steel portal frame construction under a pitched and insulated roof incorporating translucent roof lights, with part brick and part insulated clad elevations. Access is provided via an electric roller shutter door (approx. 2.9m wide x 3.2m high) alongside a separate personnel entrance.

Internally, the ground floor consists of a storage/workshop area, with WC & kitchenette facilities, and LED spotlighting. A staircase leads to a well-presented first-floor office, which is fully carpeted and benefits from LED strip lighting, heating/cooling cassette, tea point, WC, and a small storage area.

Both ground and first floor offer a minimum apex height of approx. 2.3m and are serviced by three-phase power and mains water.

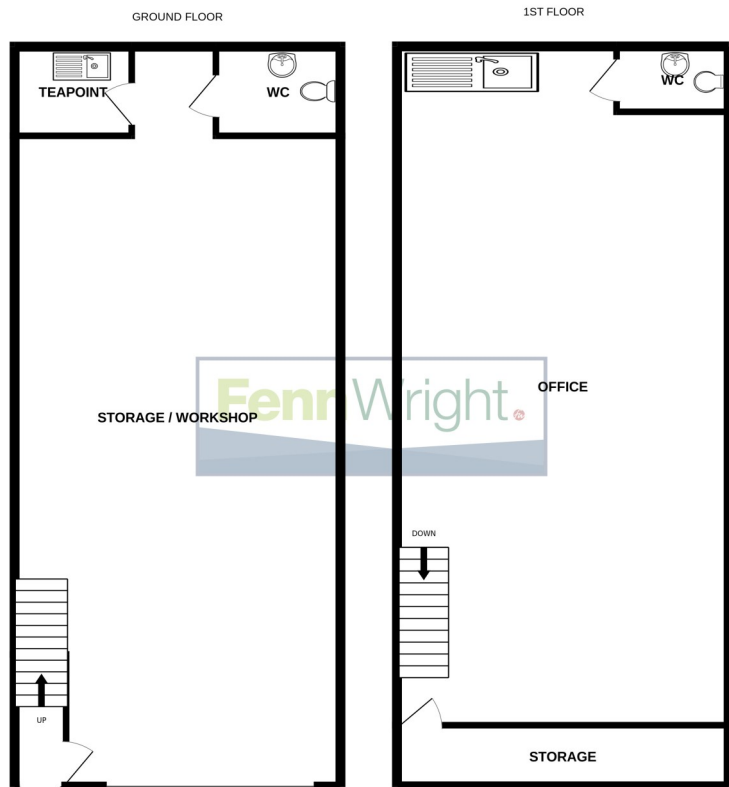
Externally, the unit is accessed via a shared loading / unloading area under a canopy. The unit has two allocated car parking spaces plus shared visitor spaces on site.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Ground Floor: 965 sq ft [89.65 sq m] approx.
- » First Floor: 935 sq ft [86.86 sq m] approx.
- » Total: 1,900 sq ft [176.51 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 misstatement. 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 iC005



## TERMS

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed (minimum unbroken term of three years), at a rent of £17,000 per annum plus VAT. Rent is payable quarterly in advance.

Alternatively, a twelve-month tenancy agreement is available at a rent of £1,875 per month plus VAT, which includes buildings insurance and service charge.

A deposit of £1,500 plus a sum equivalent to VAT (total £1,800) will be required.

## SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, lighting, security, car park and landscaping. Approximate cost for the current year is £1,000 plus VAT, payable quarterly in advance.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026 of £14,000.

For rateable values between £12,000 and £15,000 concessionary rates relief may be available subject to eligibility.

## BUILDINGS INSURANCE

The landlord is responsible for arranging the buildings insurance with the cost to be recovered from the tenant. The approx. cost for the current year is £TBC plus VAT, payable annually in advance.

Tenant's are to be responsible for their own contents and other liability insurances.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

A full copy of the EPC assessment will soon be 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.

## LEGAL COSTS

Each party will bear their own legal costs.

## ANTI-MONEY LAUNDERING REGULATIONS

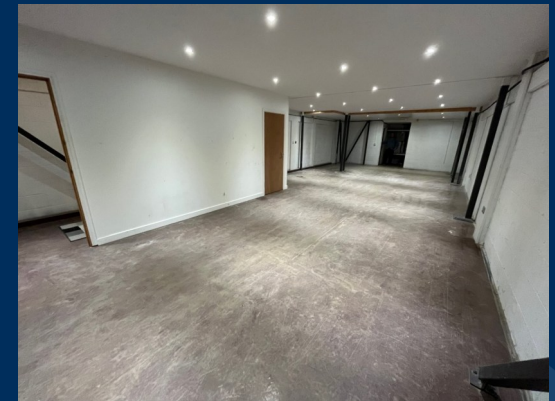
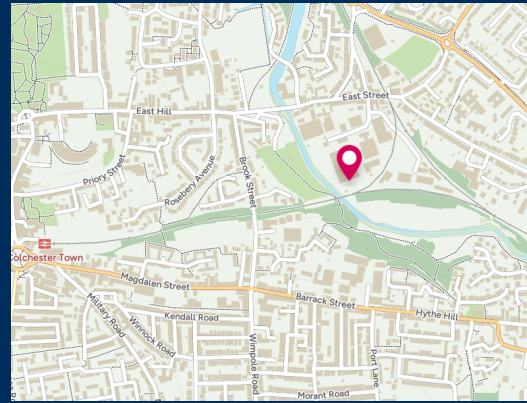
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

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

**Fenn Wright  
882 The Crescent  
Colchester Business Park  
Colchester  
Essex CO4 9YQ**

**Contact:  
T: 01206 854545  
E: colchestercommercial@fennwright.co.uk**

**fennwright.co.uk  
01206 854545**



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 LLP 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 LLP 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.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created 8 May 2026

