



AVAILABLE FOR SALE OR TO LET

Detached warehouse with a large surfaced, fenced, and gated yard totalling approx. 1.9 Acres (0.77 Ha)

Unit 5 Fieldgate Quay, Haven Road,
Colchester, Essex, CO2 8HT

SALE / RENT

£1,250,000 / £110,000
Guide Price (no VAT) / Per Annum (no VAT)

AVAILABLE AREA

13,382 sq ft
[1,243.2 sq m]

IN BRIEF

- » Ready For Occupation - May 2026
- » For Sale Freehold or New Lease Available
- » Large Surfaced, Fenced & Gated Yard Area
- » Suitable For Various Uses, Subject To Planning
- » Established Industrial / Commercial Location

LOCATION

The site is located on Haven Road, close to the Whitehall Road roundabout adjoining the popular Whitehall Industrial Estate to the South East of Colchester City Centre.

Good access is available to the inner ring road systems which in turn lead to the A12/A120 (approx. 4.5 miles), providing fast links to the M25, Stansted Airport and the east coast ports of Harwich & Felixstowe.

DESCRIPTION

The unit is of steel portal frame construction with brick elevations with a pitched roof incorporating translucent roof lights. Eaves height approx. 4.7m and apex height approx. 7.2m. A large electrically operated loading door (approx. 4.4m wide by 5m high) provides access from the front yard along with a personnel door to the side. The unit benefits from three phase power, lighting, a mezzanine with open storage, WC's, tea point, and office / meeting space.

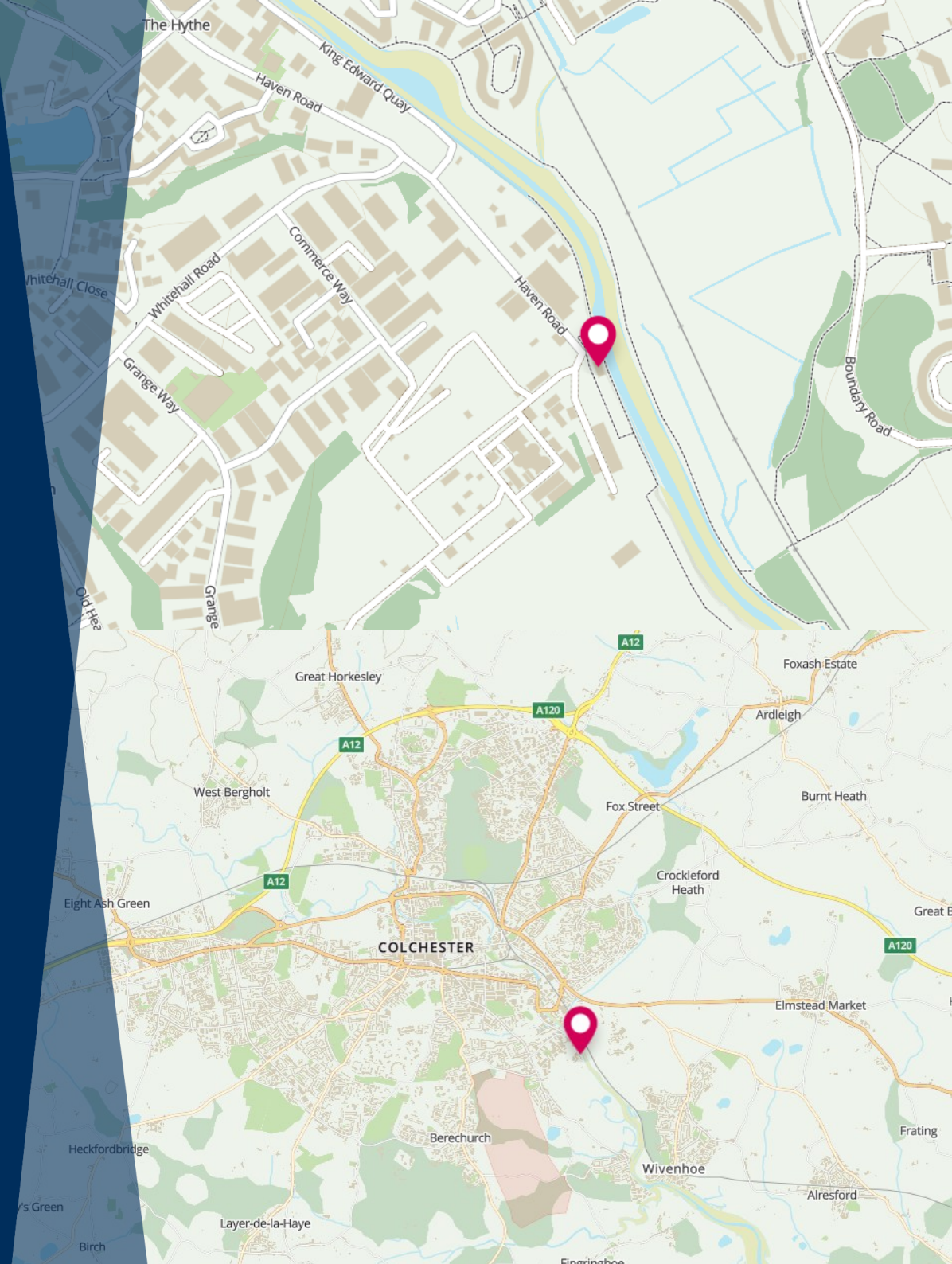
Externally there is a large hard surfaced yard to the front and side of the building providing ample loading, storage, and parking space.

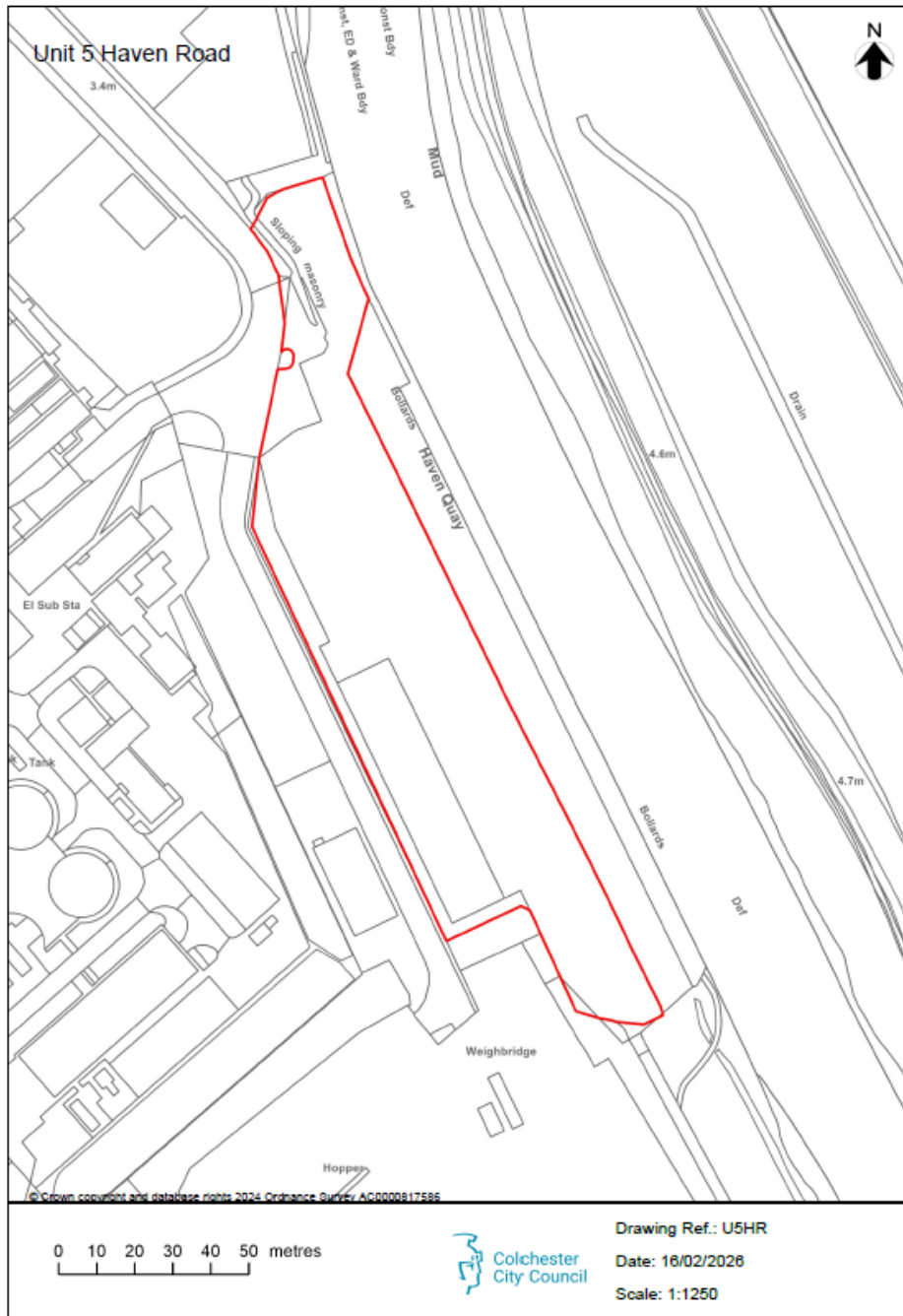
ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- | | | |
|-------------------|--------------|----------------|
| » Warehouse | 11,028 sq ft | [1,024.5 sq m] |
| » Mezzanine Floor | 2,354 sq ft | [218.7 sq m] |
| » Total | 13,382 sq ft | [1,243.2 sq m] |

Note: We are advised that the site totals approx. 1.9 Acres (0.77 Ha).





TERMS

The premises are available to let on a new full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £110,000 per annum exclusive (no VAT).

Alternatively the premises are available For Sale Freehold with a guide price of £1,250,000 (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 2026, of £97,000. Therefore estimated rates payable of approximately £46,560 for the current year. Interested parties are advised to make their own enquiries.

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 £TBC plus VAT.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class E (123) of the EPC scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

PLANNING

We are advised by our client that the most recent planning application for the site is: 950972 for a Bouy repair and Maintenance facility at the north end of the site from 1995. As the site has likely been used as a boatyard/mixed commercial/distribution etc, the use class for the site is likely to be Sui Generis. For confirmation of this an application for a Lawful Development Certificate would need to be made. Interested parties are therefore advised to make their own enquiries direct with the Colchester City Council planning department.

VAT

VAT will NOT be applicable on the rent/purchase price. All rents and prices are exclusive of VAT under the Finance act 1989.

SITE PLAN

The adjacent plan is for indicative purposes and is not to be relied upon.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

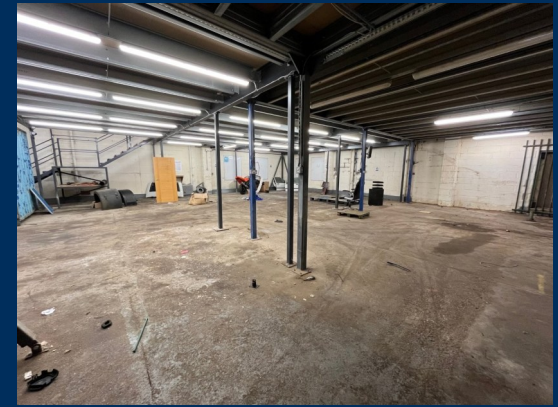
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants/purchasers identity prior to the instruction of solicitors.

VIEWINGS STRICTLY BY APPOINTMENT VIA SOLE AGENTS:

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Particulars created 31 March 2026

