



AVAILABLE TO LET

Warehouse / Light Industrial / Trade Counter Premises

**Unit N, Global Park, Eastgates,
Moorside, Colchester, Essex, CO1 2TJ**

RENT

£22,750
per annum (plus VAT)

AVAILABLE AREA

1,745 sq ft
[162.1 sq m]

IN BRIEF

- » Open Plan Warehouse Area
- » Large Loading Door
- » To Let On New FRI Lease
- » On Site Car Parking
- » Established Industrial Park Location

LOCATION

Global Park is an established commercial estate which benefits 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) and the Colchester Town Station.

DESCRIPTION

The unit is of steel portal frame construction with profile steel cladding under a pitched and insulated roof incorporating translucent roof lights and features LED high bay lights, loading door, and a single accessible WC.

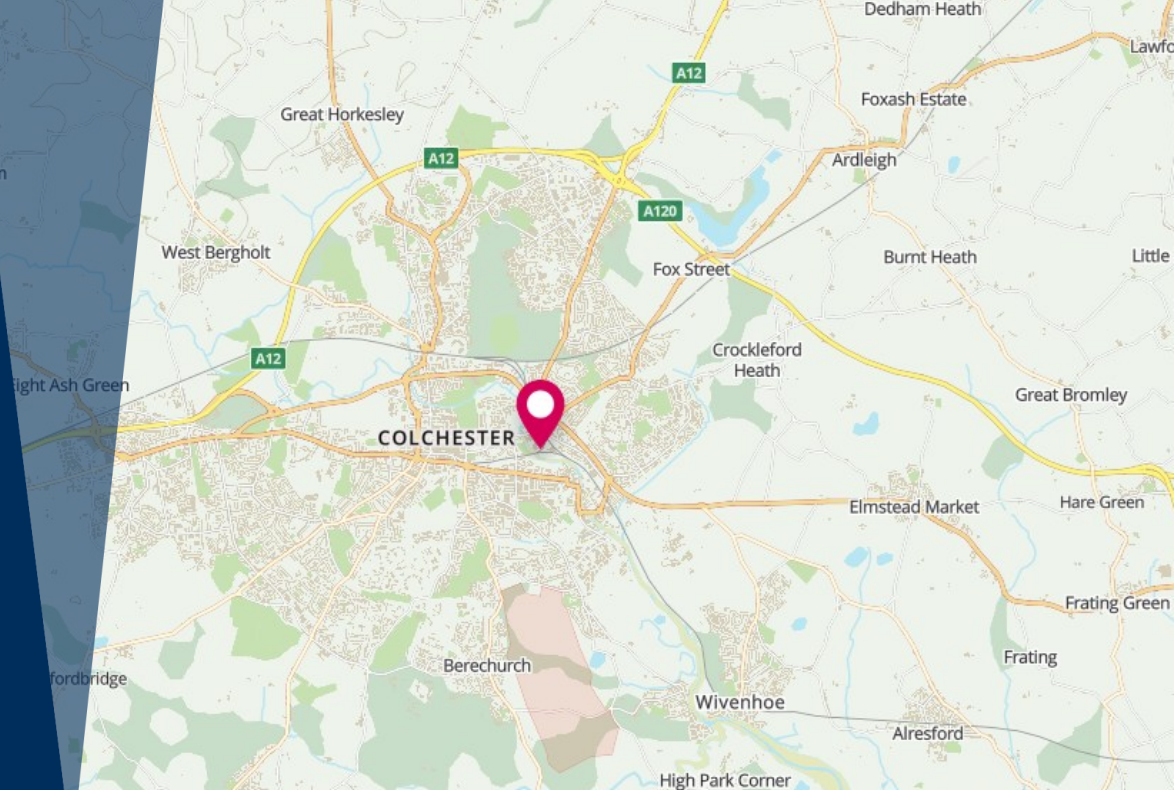
The premises are presented in an open plan layout ready for occupation. Mains water and three phase power supply are provided. Eaves heights of approx. 3.2m and Apex height of approx. 6m.

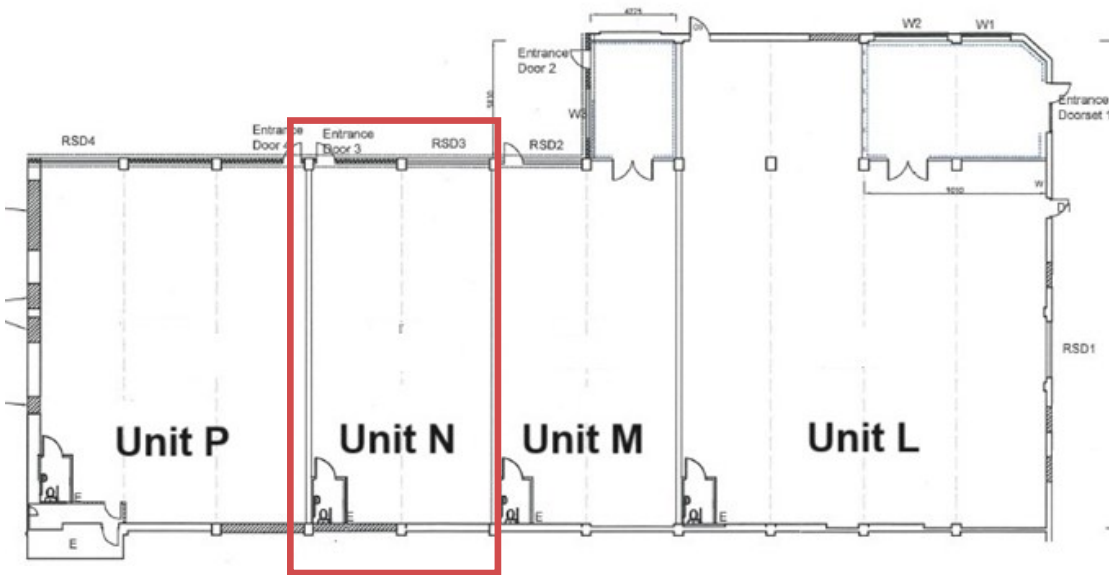
Externally there is a concrete forecourt area for loading / unloading and there is a communal car parking area with a mix of allocated and unallocated car parking.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Unit N: 1,745 sq ft [162.1 sq m] approx. £22,750 pa





TERMS

The unit is available To Let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £22,750 per annum (plus VAT), payable quarterly in advance. We are advised that VAT will be applicable.

SERVICE CHARGE

We are advised that a service charge is applicable to cover the repair and maintenance of the external communal areas. For the current year the approx. cost is £1,127.03 plus VAT.

BUILDINGS INSURANCE

The landlord will arrange the buildings insurance and will recover this from the tenants. The approx. costs for the current year is £349.15 plus VAT .

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 8th February 2024, of £8,400.

For rateable values below £12,000, 100% small business rate relief may be available, subject to eligibility. We recommend all parties make their own direct enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (53) of the energy performance assessment scale. Full copies of the EPC assessments and recommendation reports are available from our office 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.

ANTI MONEY LAUNDERING REGULATIONS

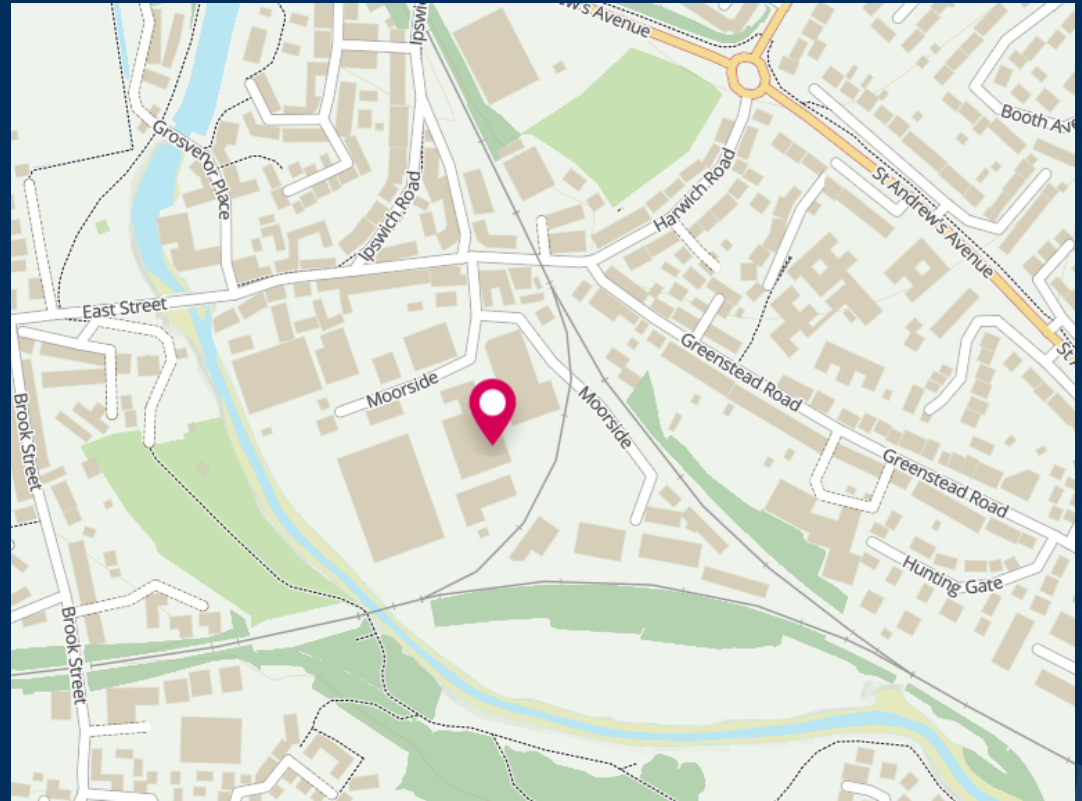
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

VIEWINGS STRICTLY BY APPOINTMENT
VIA JOINT SOLE LETTING AGENTS:

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882 The Crescent
Colchester Business Park
Colchester
Essex CO4 9YQ

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Particulars created 18 November 2025

Fenn Wright

