



AVAILABLE TO LET

Detached Warehouse Unit With 0.45 Acre Yard Space

**Unit 18, Earls Colne Business Park,
Earls Colne, Colchester, CO6 2NS**

RENT

£120,000
per annum

AVAILABLE AREA

15,338 sq ft
[1,424.9 sq m]

IN BRIEF

- » **Detached Warehouse Unit - Available Now***
- » **External Portacabin Welfare, Office & Meeting Room**
- » **0.45 Acre Yard Space**
- » **Secure & Well Maintained Business Park**
- » **24/7 On Site Security**

LOCATION

Earls Colne Business Park occupies an excellent location just 2.5 miles north of the A120 Stansted to Harwich trunk road and 5 miles north of the A12. Colchester, Braintree and Chelmsford are 8, 6 & 15 miles distant respectively.

Earls Colne Business Park benefits from a fully landscaped environment, on-site security, CCTV monitoring with number plate recognition of all vehicles accessing the site, nursery, hair dresser, The Essex Golf and Country Club with gym and 9 tennis courts, 2 padel courts, driving range, and swimming pool & spa. There is also a fully licenced restaurant & bar and Anglian Flight Centre / airfield which is fully CAA licensed.

DESCRIPTION

The detached unit is of steel portal frame construction with clad elevations under a pitched roof, incorporating translucent roof lights. The warehouse area has an eaves height of approx. 5m and apex height of approx. 9.1m and benefits from two loading doors on the front elevation and 3 phase power. There is a small mezzanine floor of approx. 167 sq ft (15.5 sq m).

Externally the property includes approx. 0.45 acre yard space for loading / unloading and parking. The kitchen/staff room unit is approx. 7m x 3m.

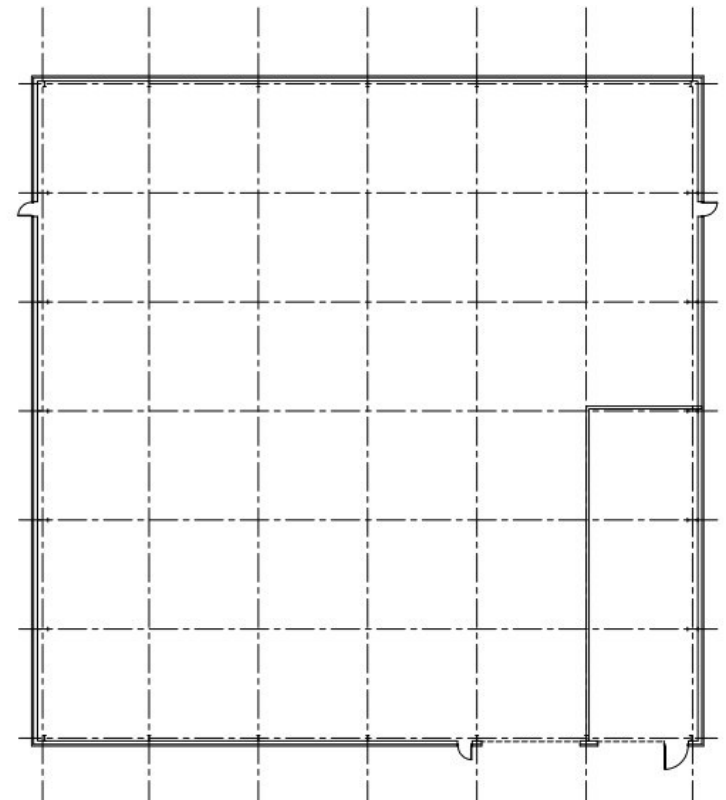
ACCOMMODATION

[Approximate Gross Internal Floor Areas as measured for the EPC]

- » **Warehouse:** **15,338 sq ft [1,424.9 sq m] approx.**
- » **Yard:** **0.45 acre [1,821.1 sq m] approx.**

*Available now, subject to the surrender of the existing lease, requiring three months notice.





TERMS

The premises are available to let on a new effective full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £120,000 per annum plus VAT.

SERVICE CHARGE

A service charge will be applicable to cover costs of; water and sewage, external road/grounds maintenance & landscaping, site security and buildings insurance.

Approximate cost for the current year is £7,000 plus VAT, payable on account.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the

landlord with the cost to be recovered from the tenant via the service charge.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £85,500. Therefore estimated rates payable of approximately £41,040 for the current year.

Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class E (112) of the energy performance assessment scale.

A full copy of the EPC assessment is available upon

request.

VAT

VAT will be applicable on the rent and service. All rents and prices are exclusive of VAT under the Finance act 1989.

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 LETTING AGENTS:**

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Particulars created 02 June 2026

