



AVAILABLE TO LET

Light Industrial / Business / Trade Counter Unit With Offices

4 Grange Way Business Park, Grange Way
Colchester, Essex, CO2 8HF

RENT

£55,000
per annum plus VAT

AVAILABLE AREA

5,479 sq ft
[509 sq m]

IN BRIEF

- » Ground & First Floor Offices
- » Large Loading Door, Forecourt For Loading/Unloading
- » Generous Parking, Up to c. Fourteen Car Parking Spaces
- » Approx. 4.2m Eaves Height & 6.7m Apex Height
- » Established & Busy Business Park Location

LOCATION

This mid terrace unit is situated on the popular Whitehall Industrial Estate which is located approximately two miles to the South of Colchester City Centre.

Easy access is available to the inner ring road system leading directly to the A12 dual carriageway providing fast road links to Harwich and Stansted Airport via the A120 and Felixstowe via the A14.

DESCRIPTION

The premises are of steel portal frame construction with part brick, part profile steel clad elevations, with UPVC double glazed windows, under a pitched and insulated roof incorporating translucent roof lights. Approx. 4.2m eaves and 6.7m apex height.

A personnel door provides access to an entrance hallway which leads to two office areas, three WC's, and a kitchenette.

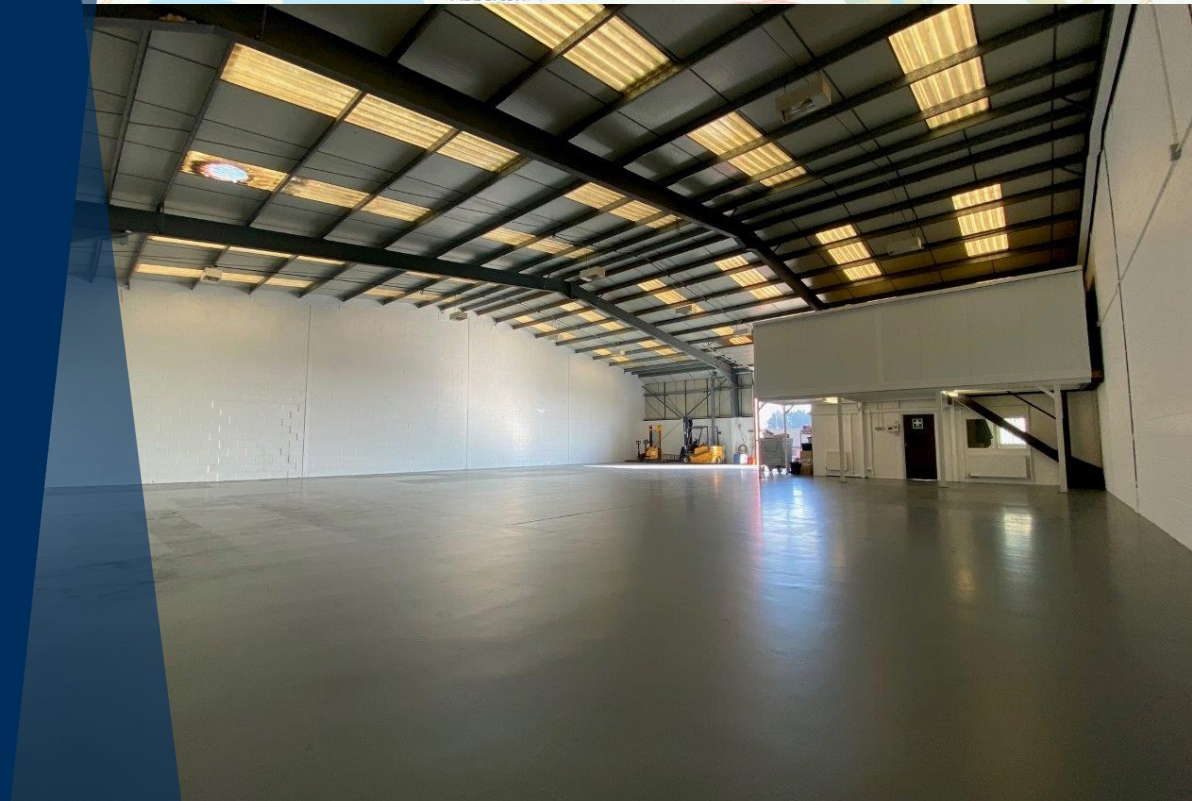
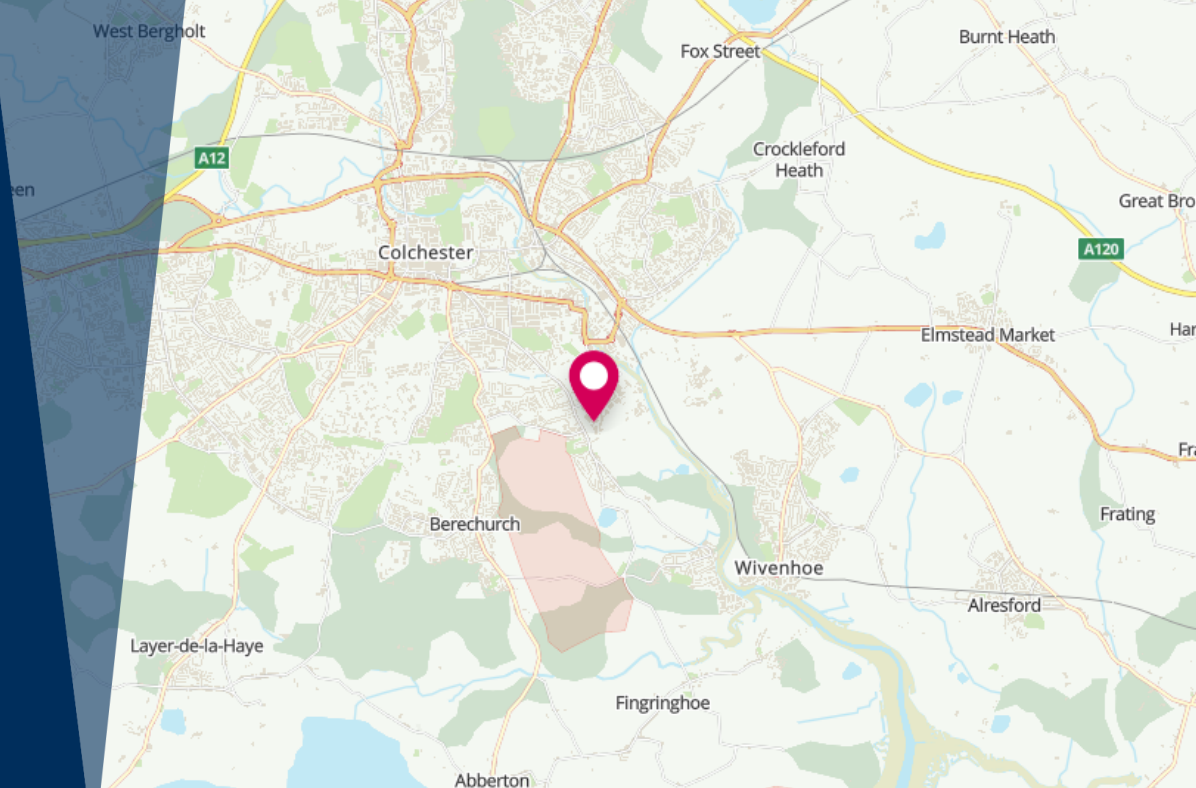
The warehouse benefits from a loading door (approx. 3.5m wide by 4.5m high), three phase power, gas supply, and lighting.

To the front of the premises there is a forecourt area providing circa fourteen car parking spaces and loading / unloading facilities in front of the loading door.

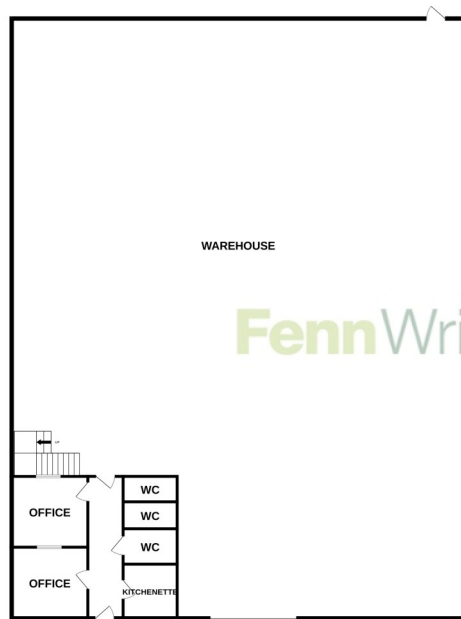
ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Warehouse: 4,434 sq ft [412 sq m] approx.
- » Ground Floor Office & Facilities: 445 sq ft [41.3 sq m] approx.
- » First Floor Offices: 600 sq ft [55.7 sq m] approx.
- » Total: 5,479 sq ft [509 sq m] approx.

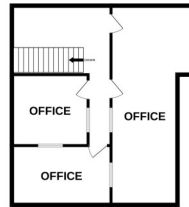


GROUND FLOOR



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 mis-statement. 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.
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1ST FLOOR



TERMS

The premises are available To Let on a new full repairing and insuring lease at a rent of £55,000 per annum. VAT is applicable at the prevailing rate.

SERVICE CHARGE

We are advised that there will be a service charge provision within the lease to cover the costs of repairs and maintenance to the communal roadway, which are chargeable on an ad hoc basis.

BUSINESS RATES

We are advised that with effect from the 1st April 2026 the rateable value will be £47,000. Therefore approx. rates payable of £20,310.

We recommend all parties make their own direct enquiries with the local rating authority.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. The approx. cost for the current year (to August 2026) is £1,022.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (62) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is 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.

PLEASE NOTE:

The photos contained within these particulars were taken in 2023, prior to the current tenants occupation. New photographs will be taken once the premises have been vacated.

