



**AVAILABLE TO LET**

Prominent Mixed Use Business Premises With Parking

29B Peartree Business Centre,  
Stanway, Colchester, CO3 0JN

**RENT**

£30,000  
per annum (No VAT)

**AVAILABLE AREA**

3,147 sq ft  
[292.4 sq m]

## IN BRIEF

- » Recently Refurbished And Available For Swift Occupation
- » Predominantly Open-Plan With A Separate Storage Space
- » Tea Point and WC Facilities
- » Four Allocated Car Parking Spaces
- » Established & Popular Mixed Use Business Location

## LOCATION

The unit is situated at the popular Peartree Business Centre, which is located to the west of Colchester City Centre, close to many other well-known retail warehouse and business occupiers with easy access available to both the A12 dual carriageway and the City Centre.

## DESCRIPTION

This, recently refurbished, mid-terrace unit is of steel portal frame construction with part brick and part profile steel clad elevations, under a pitched and insulated roof. A personnel door on the front elevation provides access to the main building (suspended ceiling height approx. 2.38m), which benefits from a tea point and WC facilities.

At the rear, the unit has been extended to include additional storage space and includes a mezzanine area for further storage.

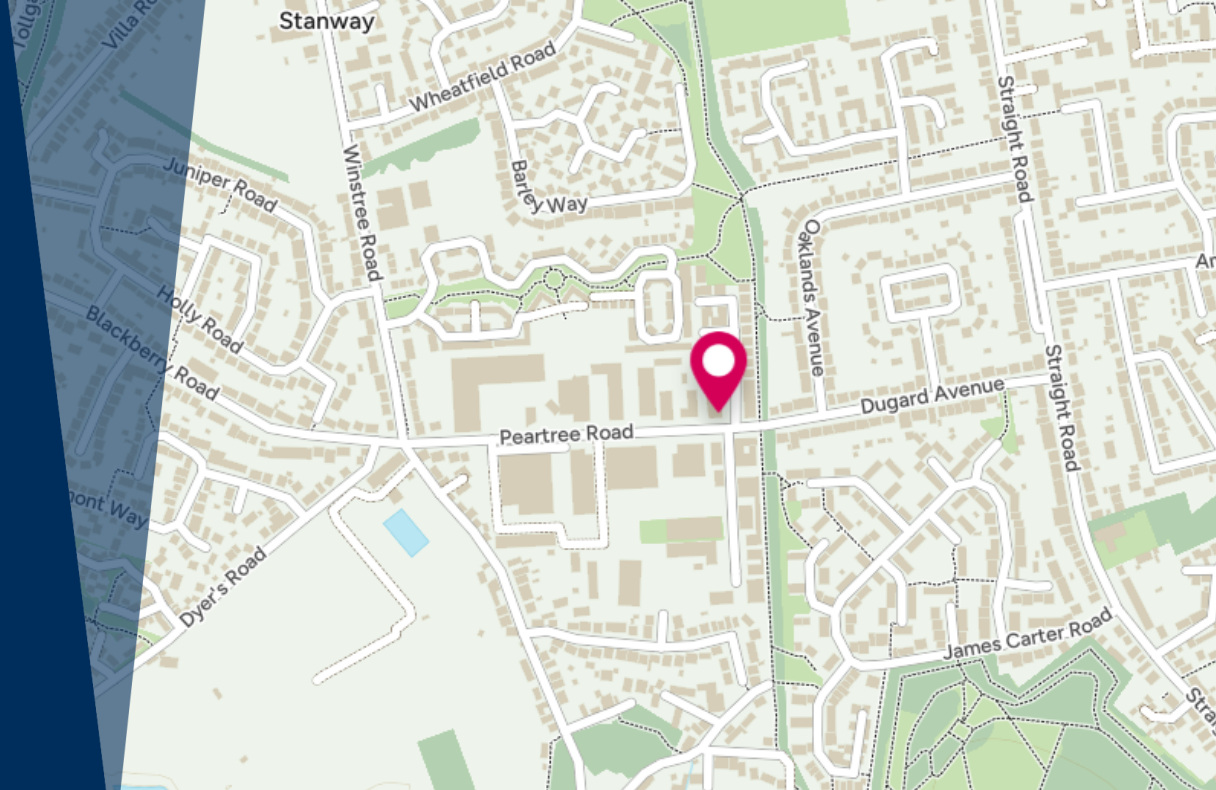
The unit also benefits from lighting, wall mounted AC, a gas heater, three phase power, gas supply and mains water (services not tested).

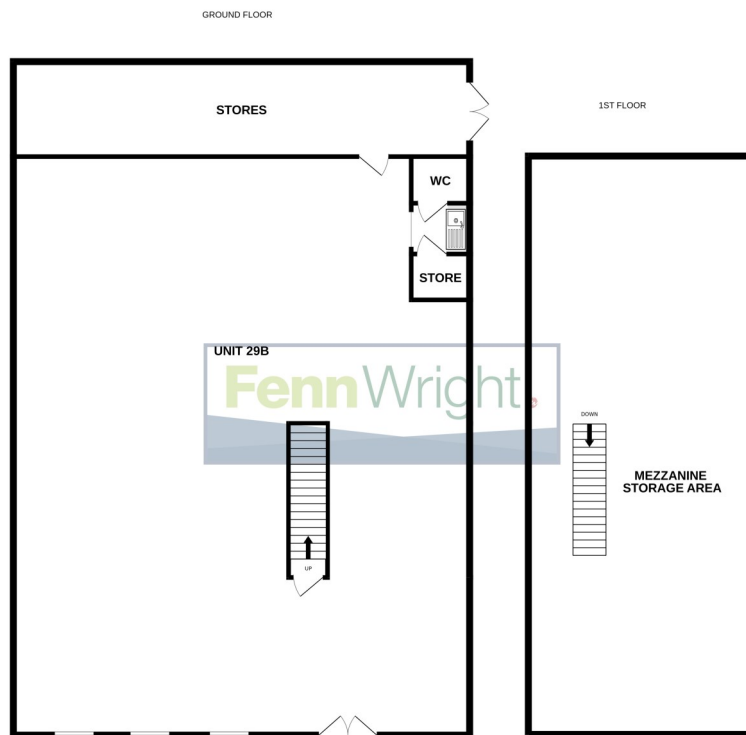
Externally, there is a forecourt providing four allocated car parking spaces.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » **Main Building:** 1,909 sq ft [177.35 sq m] approx.
- » **Rear Store (extension):** 313 sq ft [29.08 sq m] approx.
- » **Mezzanine Floor:** 925 sq ft [85.93 sq m] approx.
- » **Total:** 3,147 sq ft [292.36 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 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.  
Made with Metropix ©2024



## 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 £30,000 per annum (no VAT).

## SERVICE CHARGE

A service charge will be applicable to cover the cost of maintenance of the estate communal areas, landscaping and street lighting. Approximate cost for the current year is £915.00 plus VAT.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £21,000.

Therefore estimated rates payable of approximately £10,480 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 £850.00.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (74) of the energy performance assessment scale.

A full copy of the EPC assessment is available upon request.

## PLANNING

We understand that the previous use was for a kitchen & bedrooms showroom, sales, and storage.

Interested parties are advised to make their own enquiries direct with Colchester City Council.

## VAT

We are advised that VAT is not applicable. All rents and prices are exclusive of VAT under the Finance act 1989.

## LEGAL COSTS

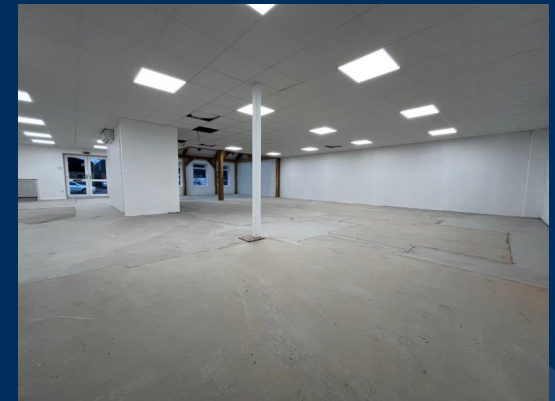
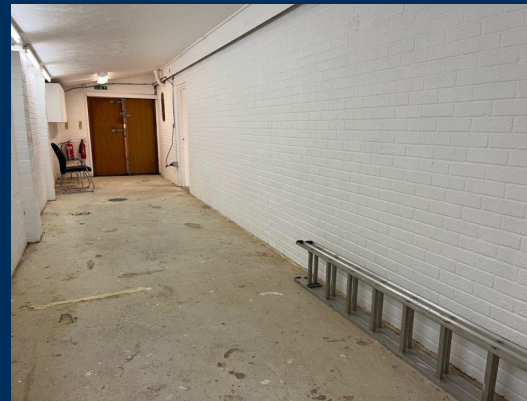
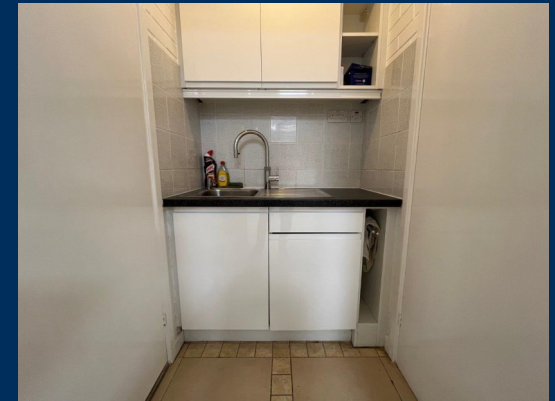
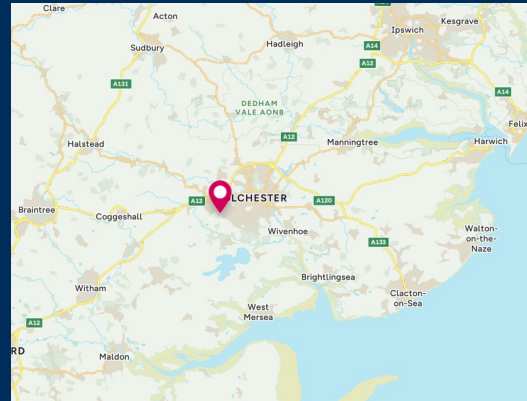
Each party will bear their own legal costs.

**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 19 December 2024

