



AVAILABLE FOR SALE FREEHOLD

Light Industrial / Warehouse Unit With Offices, Mezzanine & Parking

**Unit 6C, Commerce Way, Whitehall Ind. Estate,
Colchester, Essex, CO2 8HR**

OFFERS IN EXCESS OF

£495,000

(no VAT)

AVAILABLE AREA

5,118 sq ft

[475.5 sq m]

IN BRIEF

- » Large Warehouse Area - Approx. 7.2m Apex Height
- » Well Presented Offices With Kitchenette & WC Facilities
- » Two Large Loading Doors (4m wide x 4.9m high)
- » Generous Mezzanine Floor
- » Established Business Location

LOCATION

The property is prominently situated on Commerce Way (visible from Whitehall Road) within the popular Whitehall Industrial Estate, approximately two miles to the South of Colchester City Centre. Good access is available to the inner ring road system which links directly to the A12 / A120, providing easy access to the East Coast ports of Harwich and Felixstowe and Stansted Airport.

DESCRIPTION

The unit is of steel portal frame construction with part brick and part steel clad elevations beneath a pitched and insulated roof incorporating translucent roof lights. The warehouse provides an eaves height of approx. 5.19m, rising to an apex of approx. 7.27m, and is accessed via two large roller shutter loading doors (approx. 4.1m wide by 4.9m high). Additional access is provided via a personnel door on the front elevation.

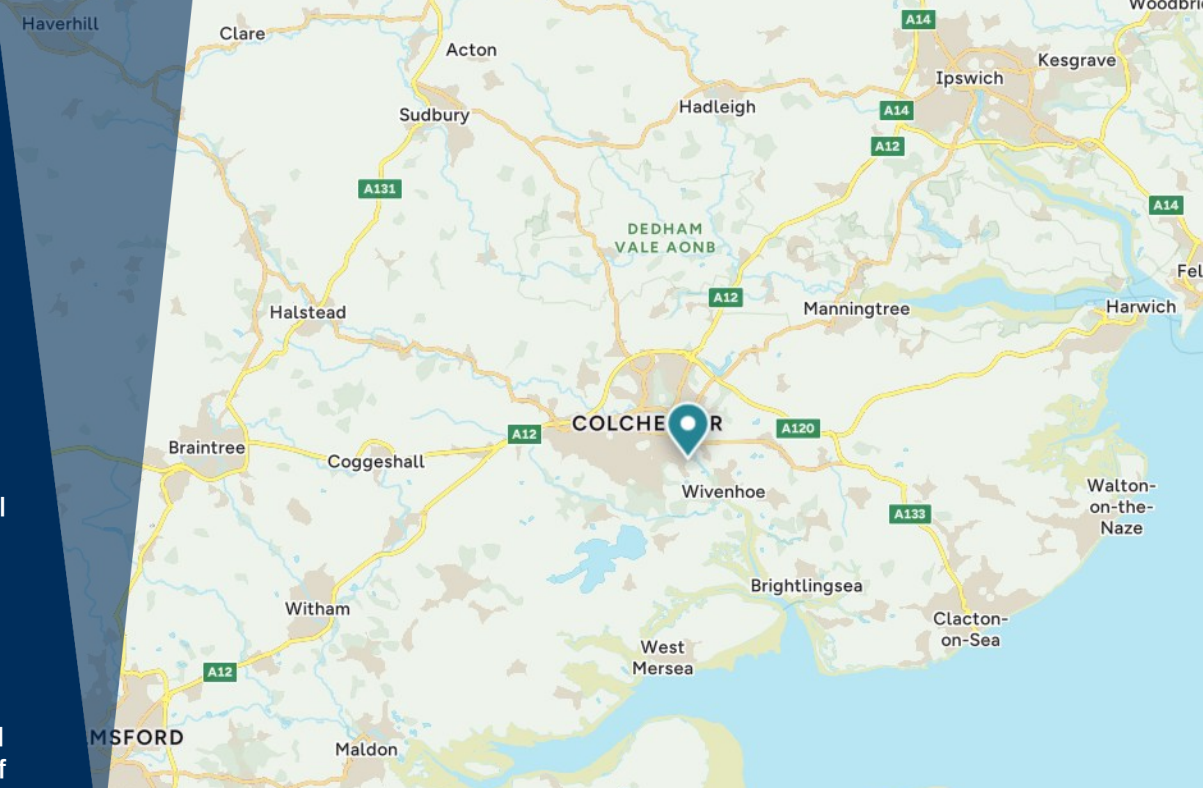
Internally, the accommodation offers a range of cellular offices, a mezzanine floor, high bay lighting and three-phase power supply. The office areas are carpeted throughout and benefit from additional amenities including kitchenette facilities, and separate WC and shower facilities.

Externally, the unit provides space for loading and unloading, along with approx. three car parking spaces. To the rear, there is an additional outside area currently used for container storage, which could alternatively be repurposed to provide further parking if required.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Ground Floor Warehouse: 1,696 sq ft [157.56 sq m] approx.
- » GF Offices / Facilities: 1,674 sq ft [155.52 sq m] approx.
- » Mezzanine: 1,748 sq ft [162.39 sq m] approx.
- » Total: 5,118 sq ft [475.47 sq m] approx.

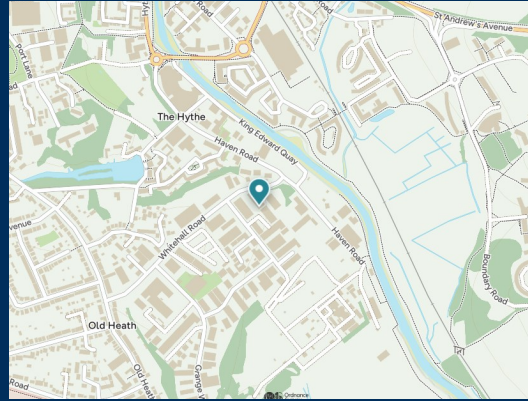


**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:**

**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 13 March 2026

