



AVAILABLE TO LET - Six Months Half Rent Offer*

Light Industrial / Trade Counter Premises

6 Grange Way Business Park, Grange Way,
Whitehall Ind. Estate, Colchester, CO2 8HF

RENT

£43,500
per annum

AVAILABLE AREA

3,610 sq ft
[335.4 sq m]

IN BRIEF

- » **INCENTIVE - 6 months half rent offer***
- » **Large loading door**
- » **Offices, kitchenette & W/C facilities**
- » **Forecourt for loading / unloading**
- » **Popular & established business 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 6.0m apex height.

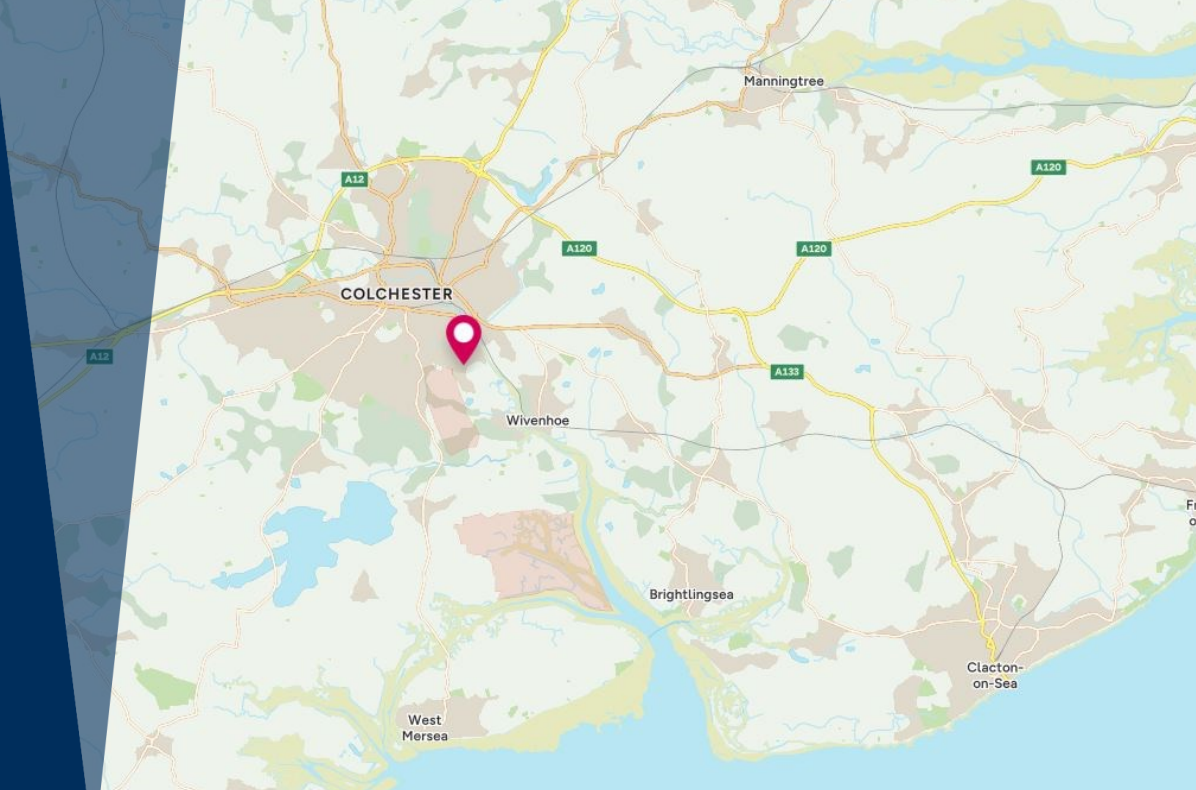
A personnel door provides access to an entrance hallway which leads to an office / trade counter area, two W/C's and a kitchenette. The warehouse benefits from a loading door (Approx. 3.5m wide by 4.5m high), power supply, gas supply with gas heater (not tested) and lighting).

To the front of the premises there is a forecourt area providing six / eight car parking spaces (if double parked) and loading / unloading facilities in front of the loading door.

ACCOMMODATION

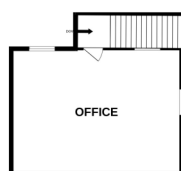
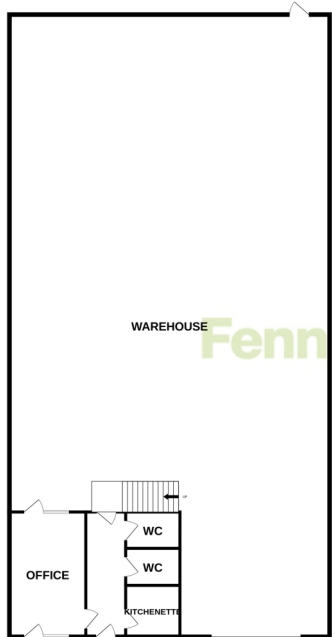
[Approximate Gross Internal Floor Areas]

- » Warehouse: 2,970 sq ft [275.9 sq m] approx.
- » Ground Floor Office / Facilities: 353 sq ft [32.8 sq m] approx.
- » First Floor Office: 287 sq ft [26.7 sq m] approx.
- » **Total: 3,610 sq ft [335.4 sq m] approx.**



GROUND FLOOR

1ST FLOOR



WAREHOUSE **Fenn Wright**

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The tenant should verify all measurements and details for their own use before any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See the plan. Made with Metageo 02/22



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 £43,500 per annum plus VAT.

*Six months half rent is available subject to lease terms and covenant.

SERVICE CHARGE

We are advised that a service charge may be levied to cover the costs of repairs and maintenance to the communal roadway, which is chargeable on an ad hoc basis.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. Tenants are to be responsible for their own contents and other liability insurances.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £30,000.

We therefore estimate that the rates payable are likely to be in the region of £15,000.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (83) 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 charge. 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 involved with this transaction.

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

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OS licence no: TT000311015

Particulars created 10 October 2024

